

ADDENDUM

to the

FINAL ENVIRONMENTAL IMPACT STATEMENT

for the

Harborview Medical Center

prepared for the

**Harborview Hall Adaptive Reuse
Development**

August 31, 2014

ADDENDUM

to the

Harborview Medical Center Final EIS

prepared for

**Harborview Hall Adaptive
Reuse Development**

MUP Project # 3016021

**King County
Department of Executive Services**

This EIS Addendum has been prepared in compliance with the State Environmental Policy Act of 1971 (SEPA) (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code) and King County Environmental Procedures (Chapter 20.44, King County Code), which implement SEPA.

**Date of Issuance of this EIS Addendum
August 31, 2014**

PREFACE

The purpose of this EIS Addendum is to provide information concerning site-specific development that is proposed as the Harborview Hall Adaptive Reuse development.

The Seattle Municipal Code, SMC Chapter 23.69, governs medical major institutions, including the Harborview Medical Center (Harborview). Harborview is owned by King County (County).

Harborview is required to adopt a major institution master plan (MIMP) in order to balance the needs of the major institution to develop facilities for the provision of health care with the need to minimize the impacts of such development on the surrounding neighborhoods. The City of Seattle (City) adopted the original MIMP for Harborview in April 1988 with Ordinance No. 113894.

In April 1998, the County began the process to establish a new Harborview MIMP. As part of that effort, the County's Department of Construction and Facilities Management (predecessor of the County's Department of Executive Services, Facilities Management Division (FMD)) issued a Harborview Medical Center Draft Environmental Impact Statement (DEIS).

The County issued the Harborview Medical Center Final Environmental Impact Statement (FEIS) on November 12, 1999. The DEIS and FEIS (collectively, the Harborview Medical Center EIS) identifies and evaluates probable, noteworthy environmental impacts that may result from adoption and implementation of the revised Harborview MIMP.

The Harborview Medical Center EIS evaluated a range of possible changes to the Harborview MIMP, including future development at a maximum campus density of 3.6 floor area ratio (FAR). The total Harborview campus area is 594,480 sf., so the maximum 3.6 FAR would result in a building area of 2,140,128 sf. The Harborview Medical Center EIS evaluated the potential demolition of the 11-story Harborview Hall (95,000 sf.), planned new building development of 442,900 sf. (172,154 sf. net new) and the potential development of 526,000 sf. of buildings for the Harborview campus, including the proposed Harborview Hall Adaptive Reuse development site.

Recognizing the need for flexibility in planning for a major institution, the Harborview Medical Center EIS also studied alternatives that provided for increased intensity in the core campus by locating and configuring the proposed uses differently than the planned and potential projects.

An addendum is an environmental document that is used to provide additional analysis or information about a proposal, but does not substantially change the analysis of significant environmental impacts and alternatives in the existing environmental documentation (e.g., the

Harborview Medical Center EIS).¹ The probable significant environmental impacts of a 160,000 sf. (65,000 sf. net new) building and 21,000 sf. of open space on the Harborview campus has already been adequately evaluated as part of the Harborview Medical Center EIS. The purpose of this EIS Addendum is to provide additional, detailed analysis and information concerning the project-specific Harborview Hall Adaptive Reuse development (the Proposed Project).

This EIS Addendum is not an authorization for an action, nor does it constitute a decision or a recommendation for action. This EIS Addendum will accompany the Harborview Hall Adaptive Reuse development through the County's and City's review processes and will be considered by County and City officials in making the necessary permitting and approval decisions.

The EIS Addendum is organized into three major sections. The Fact Sheet (starting on page iii) provides an overview of the proposed Harborview Hall Adaptive Reuse project (the Proposed Project) and its location, permits required, and points of contact. Section I (starting on page 1) is a comprehensive description of the Proposed Project; and Section II (starting on page 19) contains an analysis of the environmental impacts associated with the Proposed Project compared with those described in the Harborview Medical Center EIS.

¹ Washington Administrative Code (WAC) 197-11-706; King County Code (KCC) 20.44.070. The adequacy of environmental review provided in the Harborview Medical Center EIS was not challenged. Accordingly, the evaluation of the environmental impacts contained in the Harborview Medical Center EIS is presumed valid for the purpose of this Addendum.

FACT SHEET

Name of Proposal	Harborview Hall Adaptive Reuse
Proponent	King County
Location	The Harborview Hall Adaptive Reuse development is located on the mid-block of Ninth Avenue between Jefferson Street and Alder Street in the First Hill neighborhood of the City of Seattle. The Harborview Hall Adaptive Reuse site address is 326 Ninth Avenue.
Proposed Project	The Proposed Project is the adaptive re-use of the existing 11-story Harborview Hall and the construction of a 7-story infill addition to the eastern façade of Harborview Hall. The Proposed Project will include the demolition of a portion of the existing Harborview Hall structure (50,375 sf.), construction of a 7-story buttress addition (115,625 sf.), demolition of the 6,000 sf. Engineering Services building, 21,000 sf. of landscaped open space along Terry Avenue between Terrace Street and Alder Street and 9,000 cu. yds. of grading. The Proposed Project does not include a change in parking.
Lead Agency	King County, Department of Executive Services
Responsible Official and Contact Person	Kathy Brown, Facilities Management Division Director King County, Department of Executive Services King County Administration Building 500 Fourth Avenue, Suite 800 Seattle, WA 98104 Tel: 206-296-0631 Email: kathy.brown@kingcounty.gov
Addendum To Original Document	This EIS Addendum provides additional site-specific information and analysis concerning the Proposed Project, but does not substantially change the analysis of significant impacts and alternatives that are described in the EIS previously issued for the Harborview Medical Center Major Institution Master Plan.
Master Use Permit	DPD MUP No. 3016021
Required Approvals	Initial study shows that the following permits and/or approvals could be required for the Proposed Project. Additional permits/approvals may be recognized during the review procedure.

■ **City of Seattle**

Department of Planning & Development (DPD)

Permits/approvals associated with the proposed project, including:

- Major Institution Master Plan minor amendment
- Master Use Permit
- Building Permit
- Site Demolition Permit
- Electrical Permits
- Grading/Shoring Permit
- Mechanical Permits
- Certificate of Occupancy
- Comprehensive Drainage Control Plan approval, *if necessary*
- Large-Parcel Drainage Control Plans with Construction Best Management Practices, Erosion and Sediment Control Approval, *if necessary*

Seattle Department of Transportation (SDOT)

- Street Improvements (e.g., sidewalk modifications, curb cuts, alley improvements, etc.)
- Street Use Permits (temporary – construction-related)

■ **King County**

- State Environmental Policy Act compliance
- King County Department of Health Permits

■ **Puget Sound Clean Air Agency**

- Demolition Permit (asbestos removal, if necessary)

Authors and Principal Contributors to this

The Harborview Hall Adaptive Reuse EIS Addendum has been drafted at the direction of King County. In addition to King County staff, the following firms assisted in the study and analysis for this document:

■ **Sabey Corporation** – Earth/Seismic, Landmark, Land Use, Construction/Short-Term Impact

■ **McKinstry** - Energy

■ **The Transpo Group** – Traffic Study

■ **Callison** – Architect, Design and Shadow Studies

Location of Background Data

King County, Department of Executive Services
King County Administration Building
500 Fourth Avenue, Suite 800
Seattle, WA 98104

**Date of Issuance of
This EIS Addendum** **August 31, 2014**

**Date of Issuance of the
Final EIS** November 12, 1999

**Date of Issuance of the
Draft EIS** April 30, 1999

**Availability/Cost
of this EIS Addendum** Notification of availability of this EIS Addendum has been distributed to agencies, organizations and individuals noted on the Notification List (Appendix A to this EIS Addendum).

This EIS Addendum is also available for review at the County's Facilities Management Division offices, located at 500 Fourth Avenue, Suite 800. Additional copies may be available at the City's Department of Planning & Development Public Resource Center, which is located in Suite 2000 of the Seattle Municipal Tower in Downtown Seattle (700 Fifth Avenue) and at the Seattle Public Library (1000 Fourth Avenue).

A limited number of complimentary copies of this EIS Addendum may be obtained from the King County Facilities Management Division offices while supplies last. Additional copies may be purchased at the King County Facilities Management Division offices for the cost of reproduction. The Harborview Medical Center EIS may also be available for review at the DPD Public Resources Center and at the Seattle Public Library (1000 Fourth Avenue).

Copies of this EIS Addendum and of the Harborview Medical Center EIS are additionally available for viewing online at:
KingCounty.gov/HarborviewHall

SECTION I

PROJECT DESCRIPTION

A. PROPONENT/PROJECT LOCATION

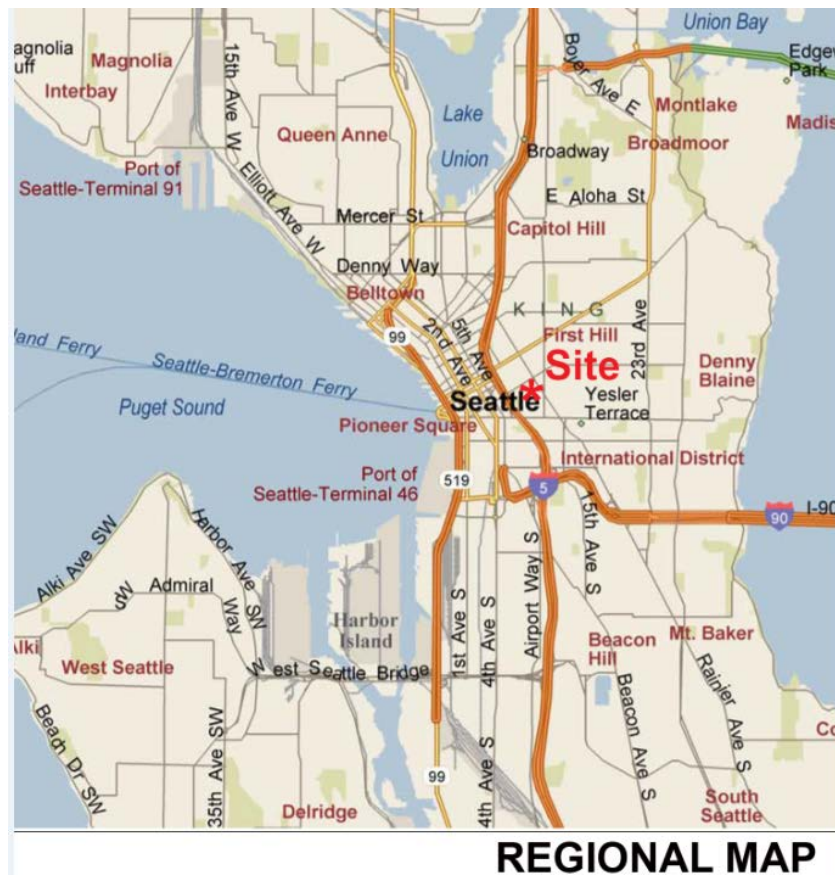
PROponent

The Harborview Hall Adaptive Reuse development is sponsored by King County. The King County Department of Executive Services, Facilities Management Division is the Lead Agency for the environmental review.

PROJECT LOCATION

The Proposed Project will be located in the City of Seattle (City) in the First Hill neighborhood at 326 Ninth Avenue, Seattle, Washington 98104.

Figure 1



The 2.5 acre site will occupy three of the eight platted lots and the vacated Terrace Street that are situated on the western half-block and two of the eight platted lots on the eastern half-block between Ninth Avenue and Terry Avenue. The full block of the site is bounded by Jefferson Street to the north, Terry Avenue to the east, Alder Street to the south and Ninth Avenue to the west.

Figure 2



The Proposed Project site (Assessor's Parcel No. 850900220) legal description is:

TERRYS 2ND ADD BLK 81 LOTS 1 & 4 THRU 7 & WLY ½ OF 8 TGW BLK 82 SLY 40 OF LOTS 3 & NLY 40 FT OF LOT 6 & SLY 17 FT OF W 30 FT OF SD LOT 6 & WLY 30 FT OF LOT 7 & LOTS 1-4 5 & 8 & VAC ST ADJ PER VO #58470 TGW BLK 83 LOTS 1-8 & VAC ALLEY ADJ PER VO #112262 TGW 88 LOTS 2-3 & 6-7 & VAC ALLEY ADJ LESS WLY 6 FT OF NLY 77 FT OF SD VAC ALLEY PER VO #114974 – AKA PCL B OF CITY OF SEATTLE LLA #8907305, REC # 9002281294.

The Proposed Project site currently includes the 11-story Harborview Hall building with exterior storage area and improvements, the 1-story Engineering Services building and site landscaping.

The map shows the Harborview Medical Center campus layout. Key streets include 5th Ave, 7th Ave, Marion St, Terry Ave, Columbia St, Boren Ave, Minor Ave, Cherry St, James St, Jefferson St, Terrace St, Alder St, Spruce St, and 8th Ave. The I-5 Freeway is shown on the left. Buildings are numbered 1 through 13. Other labeled buildings include Trinity Church, SMC Garage, F.H. Medical Center, Hilltop House, and Yesler Terrace. A north arrow is located on the left side of the map.

Legend:

- 1. WEST CLINIC
- 2. WEST HOSPITAL
- 3. EAST CLINIC
- 4. EAST HOSPITAL (FORMER CENTER WING)
- 5. EAST HOSPITAL (FORMER NORTH WING)
- 6. S.E. CORNER OF BLOCK 68 (FORMER MEDIC ONE + APT. HOUSE SITE)
- 7. RESEARCH AND TRAINING BUILDING
- 8. HARBORVIEW HALL
- 9. HARBORVIEW MENTAL HEALTH SERVICES
- 10. FIREHOUSE
- 11. PERSONNEL BUILDING
- 12. BLOCK 81 (PARKING, APT. BUILDING, RETAIL)
- 13. CHILD CARE CENTER
- P1. VIEW PARK GARAGE
- P2. GARAGE EXPANSION + HELIPORT
- P3. BOREN AVE. GARAGE

**Harborview Medical Center
Campus Plan**

According to the DPD geographic information system (GIS) data, the Proposed Project site does not contain listed environmentally critical areas.

B. BACKGROUND INFORMATION

This portion of the EIS Addendum provides a summary of several factors that have influenced the Proposed Project.

HARBORVIEW MEDICAL CENTER MIMP

The Seattle Municipal Code, SMC Chapter 23.69, governs medical major institutions. Harborview is a medical major institution required to adopt a MIMP. The City's rationale for the MIMP policy is to balance the needs of the major institution to develop facilities for the provision of health care with the need to minimize the impacts of such development on the surrounding neighborhoods.

A MIMP is a conceptual plan for a major institution consisting of three components: (1) development standards (e.g., setbacks, height limits, open space); (2) development program component (e.g., description of alternative proposals for physical development, including existing and planned future development); and (3) a transportation management program. SMC 23.69.030.

Harborview had an existing MIMP which was adopted by the City in April 1988 with Ordinance No. 113894. In April 1998, King County began the process to establish a new MIMP for the Harborview Medical Center. The MIMP adoption process is governed by SMC 23.69.025 - .036.

HARBORVIEW MEDICAL CENTER EIS

As part of the Harborview MIMP review process, the County's Department of Construction and Facilities Management (predecessor to the County's Department of Executive Services, Facilities Management Division (FMD)) issued a Draft Environmental Impact Statement (DEIS) entitled the Harborview Medical Center Environmental Impact Statement on April 30, 1999.

The County issued the Harborview Medical Center Final Environmental Impact Statement (FEIS) on November 12, 1999. The DEIS and FEIS (collectively, the Harborview Medical Center EIS) identifies and evaluates probable, noteworthy environmental impacts of developing the Harborview Medical Center Campus pursuant to a revised Harborview MIMP.

The Harborview Medical Center EIS evaluated a range of possible Harborview MIMP changes, including several on-site variations to the planned and potential future Harborview Medical Center campus physical development.

The Harborview Medical Center EIS also evaluated the nearer-term (2000-2010) new building development of 442,900 sf. (172,154 sf, net new) (Planned Projects) and the longer-term (2010-2020) development of 526,000 sf. of buildings for the Harborview campus (Potential Projects).

The Planned Projects studied, among other development, the potential demolition of the 11-story Harborview Hall (95,000 sf.) and new building construction of 442,900 sf. (172,154 sf. net new).

The Potential Projects included, among others, a 7-story research building at the west side of Terry Avenue between Terrace and Alder Streets and a potential Terrace Street vacation for open space.

Recognizing the need for flexibility in planning for a major institution, the Harborview Medical Center EIS also studied core campus alternatives that located and configured the proposed uses differently than the Planned and Potential Projects.

The Harborview Medical Center EIS evaluated future development at a maximum campus density of 3.6 floor area ratio (FAR). The total Harborview Campus area is 594,480 sf., so the maximum 3.6 FAR would result in an allowable Harborview Campus total building area of 2,140,128 sf.

The Harborview Medical Center EIS acknowledged that, given the need for flexibility and uncertainties with healthcare, the distinction of Planned and Potential Projects may change and is provided only as a timing sequence. The Harborview Medical Center EIS discussion accordingly provides comprehensive consideration of the overall size and use of these Planned and Potential Projects. The Harborview Medical Center EIS analyzed the potential long-term, short-term and cumulative impacts of the Planned and Potential Projects and alternatives.

The Harborview Medical Center EIS considered these changes in the context of impacts to:

Long-Term Impacts	
Earth/Seismic	Energy/Natural Resources
Environmental Health/Noise	Land Use
Plan/Policy Relationship	Population/Housing
Aesthetics (Height, Bulk and Scale)	Light, Glare and Shadow
Historic Preservation	Transportation
Parking (off and on-street)	Utilities (sewer, water, stormwater)
Short-Term/Construction Impacts	
Earth	Air
Water	Noise
Vehicular and Pedestrian Traffic	Parking

The following is a summary of the type and amount of development envisioned by the Harborview Medical Center EIS relative to the alternatives.

- **Proposal.** Consistent with the City's guidance for MIMP, the Proposal includes:

- Six Planned Projects totaling about 442,900 sf. of new construction for approximately 1,000 spaces/353,000 sf. of construction and demolition of about 175,154 sf. of existing space
- Four Potential Projects totaling approximately 526,000 sf.
- Seismic upgrades, interior renovations and building updates
- Campus boundary expansion from a 13.2 acre campus to 13.6 acres
- Multiple street and alley vacations and sky bridge/tunnel permits (below grade, aerial and at-grade)
- Addition of landscaped open space and pedestrian amenities
- Modification/new development standards
- Modification/new transportation management program
- Master plan project variations such as underground garage connections, shifts in new construction/renovation/demolition amounts, changes in specific building measurement/heights/massing

■ **Alternative One.** This alternative suggests not vacating Ninth Avenue (studied as an element of a Planned Action project) and maintaining through traffic.

■ **Alternative Two.** This alternative suggests the addition of below-grade parking with the redevelopment of the Clinical Services building (a Planned Project). The alternative would include a three-level underground garage with roughly 200 parking stalls.

■ **Alternative Three.** This alternative suggests that the Harborview Major Institution Overlay (MIO) district boundary be amended to delete the Boren Street Garage, which is within the existing Harborview MIO boundary under the prior Harborview MIMP.

■ **Alternative Four.** This alternative considers increased building heights/increased intensity that would shift the proposed amount of development to different campus locations. While the total amount of Planned and Potential development program is the same as the Proposal, it is located differently and configured in different building volumes.

■ **Alternative Five.** Pursuant to the SEPA Rules,² this alternative is the “no-action” alternative that would involve no Planned or Potential Projects, no MIMP boundary change and no change to existing development standards or transportation management program.

The Harborview Hall Adaptive Reuse site is within the geographic range that was analyzed in the Harborview Medical Center EIS. In addition, the proposed Harborview Hall Adaptive Reuse development is within the range of actions and impacts that were assessed as part of the Proposal and alternatives, particularly the Increased Height/Increased Intensity alternative, in the Harborview Medical Center EIS.³

² WAC 197-11-440(5).

³ See Aesthetics analysis for Increased Height/Increased Intensity (Alternative Four):

The City staff acknowledged that if the Harborview Hall demolition did not proceed, the EIS Increased Height/Increased Intensity Alternative would be imposed and the open space at the “campus heart” would not be provided. *See* Report, Analysis and Recommendation of the Director, Project No. 9804983 (Harborview MIMP Council Action), dated Feb. 2, 2000 at pg. 28.

UPDATED HARBORVIEW MEDICAL CENTER MIMP

The City approved the new Harborview MIMP on August 24, 2000 with Ordinance No. 120073.

The final Harborview MIMP was adopted along with 63 conditions regarding future development of the Harborview campus. Many of these conditions apply to the Harborview Hall Adaptive Reuse development and effectively address the anticipated impacts. *See* Section II for discussion.

EIS ADDENDUM – KEY ANALYSES

King County determined that for purposes of compliance with the State Environmental Policy Act (SEPA) for the Harborview Hall Adaptive Reuse development, it is appropriate to utilize the Harborview Medical Center EIS and prepare an EIS Addendum to add project-specific information.⁴

“New development may replace the visual prominence of existing buildings due to their greater heights. **The most intense development core would visually shift to the east side of 9th Avenue at the Harborview Hall site.** The proximity of building space would create a more compact and concentrated campus. Aesthetic impacts would be different than those of the Proposed Action with the campus core massing located more to the east. The Proposed Action [studied in original Harborview Medical Center EIS] provides a landscaped open space at this location that creates a transition to the residential areas to the east. The increased development of the alternative may have greater height, bulk and scale impacts to this adjacent residential area.” Harborview Medical Center EIS, pg. 110 (emphasis added).

See also Light/Glare/Shadow analysis for Increased Height/Increased Intensity (Alternative Four):

“If future expansion capability at the central plaza [e.g. Harborview Hall] occurs, then this ‘campus heart’ open space would be eliminated.” Harborview Medical Center EIS, pg. 104.

See also Land Use analysis for Increased Height/Increased Intensity (Alternative Four):

“The land use impacts would be the same as the Proposed Action since all of the same sites would be institutional use. However, density would be substantially increased in the campus core area and reduced toward the campus edges....Compatibility impacts may be lessened with the most activity located toward the campus center, away from campus edges that abut sensitive uses (such as residential). Less future displacement impacts may occur. Less campus open space would be developed with the more development intensification.” Harborview Medical Center EIS, pg. 60.

⁴ WAC 197-11-625; KCC 20.44.070.

King County determined that the EIS Addendum should address the following environmental elements:

- **Earth/Seismic**
- **Energy**
- **Environmental Health/Noise**
- **Land Use** (existing land uses and height, density and scale)
- **Aesthetics** (views)
- **Light, glare and shadow**
- **Historical Resources**
- **Transportation** (circulation and parking)
- **Construction Impacts** (earth, air quality, noise/vibration and transportation (circulation and parking))

C. DESCRIPTION OF THE PROPOSED PROJECT

PROJECT OVERVIEW

This portion of the EIS Addendum provides a summary of the Proposed Project.

The Proposed Project is the adaptive reuse of the existing 11-story Harborview Hall. The Project will allow for the demolition of an eastern section of the existing Harborview Hall structure (50,375 sf.) and the construction of a 7-story buttress addition on the eastern façade (115,625 sf.). The adaptive reuse will preserve the existing Harborview Hall western facade along Ninth Avenue.

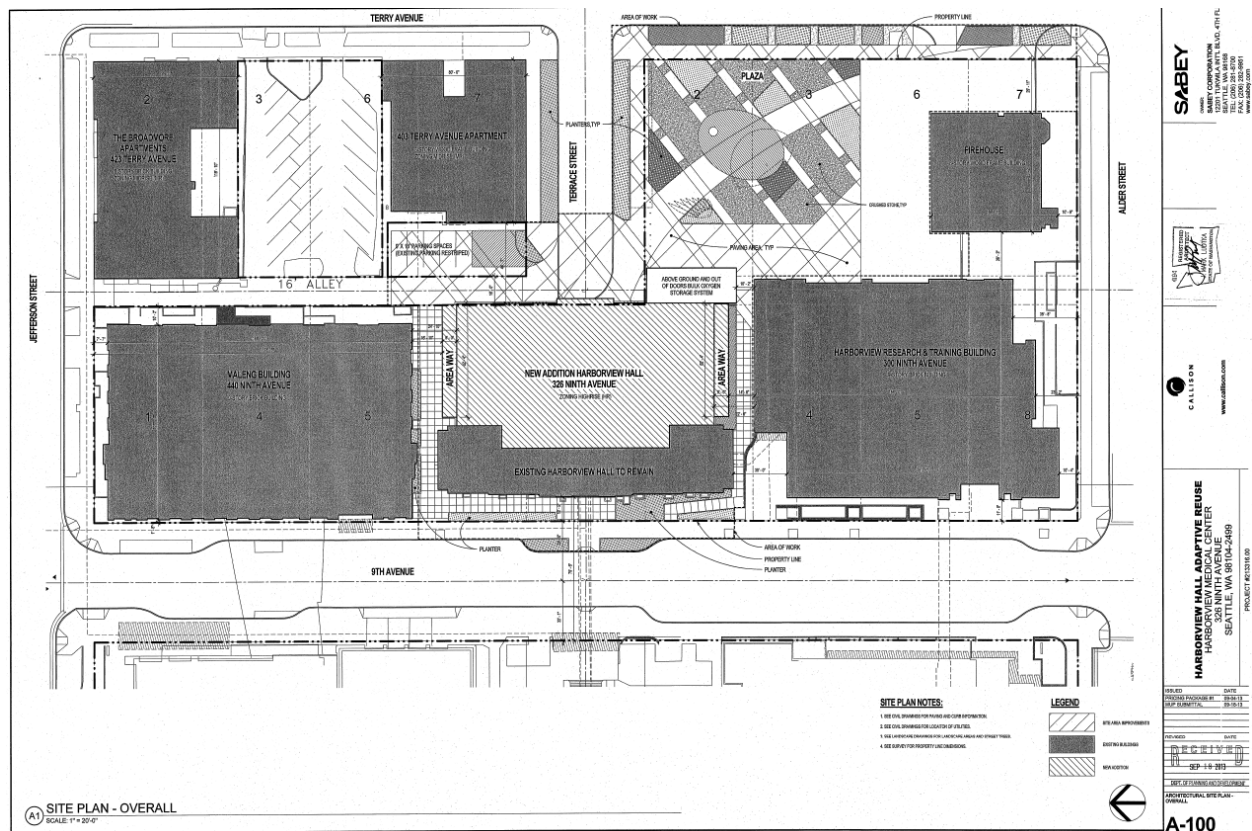
The adapted Harborview Hall building will provide approximately 160,000 sf. (net new 65,000 sf. accounting for partial demolition of existing structure sections and the total square footage of the buttress addition) of office space and medical institutional space. The Harborview Hall Adaptive Reuse project will be designed to achieve current life safety, seismic and energy codes standards. The quantities and configurations of the space may change as the Harborview Hall Adaptive Reuse development progresses and market conditions change. However, any changes in the quantity and layout of the offices is not projected to significantly alter this Addendum analysis.

The Proposed Project includes improvements to the Ninth Avenue frontage abutting Harborview Hall, including new street lighting, cast-in-place concrete sidewalks, landscaping and street trees.

Additionally, the Proposed Project includes the demolition of the existing 6,000 sf. Engineering Services building adjacent to Terry Avenue on the eastern section of the block. The Proposed Project envisions that this area will be redeveloped as 21,000 sf. of landscaped open space plaza.

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Figure 4
Harborview Hall Adaptive Reuse Site Plan



The Proposed Project's landscaped open space plaza will include landscaping, public art, overhead weather protection, benches, pedestrian lighting, covered pedestrian walkways along Terrace Street and street trees and cast-in-place sidewalks along Terry Avenue between Terrace and Alder.

The Proposed Project includes 9,000 cu. yds. of grading.

The Proposed Project does not include a change in parking, which is provided on-campus pursuant to the adopted Harborview MIMP. The Harborview Medical Center campus under the MIMP was approved for a total of 2,056 on-site parking stalls through the Planned and Potential Projects. This is a net increase of 761 stalls over the no action alternative and exceeds the maximum required by the Land Use Code. SMC 23.54.016.⁵ To date, the County has developed 792 net stalls under the MIMP and approved modifications to Planned Projects. The increase in net parking stalls is attributable to the increased parking at the Ninth & Jefferson Building. The City approved the Ninth & Jefferson Building project, including parking, on October 19, 2006 (DPD MUP No. 3005971). Therefore, the Proposed Project does not propose additional site-specific parking.

PROJECT DESIGN

The proposed Harborview Hall Adaptive Reuse would develop the entire 54,070 sf. project site.

The proposed Harborview Hall Adaptive Reuse would be a 7-story in-fill tower addition to the existing 11-story Harborview Hall structure. The existing Harborview Hall eastern façade will be demolished; the western façade shall remain. The 7-story addition will be grafted to the existing structure. The combined Harborview Hall Adaptive Reuse structure height to the penthouse level will be 135 ft. The overall height would be 170 ft. 11 in. to the top of the mechanical boiler flue.

Figures 5 – 8 are elevations of the proposed Harborview Hall Adaptive Reuse building as viewed from the east, north and south and west perspectives.

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⁵ Harborview Medical Center EIS, pg. 180, Table 46 (summarizing the parking code requirements. The maximum code-required parking limit for the Harborview Major Institution Master Plan is equal to 135 percent of the minimum requirement.).

Figure 5
West Elevation

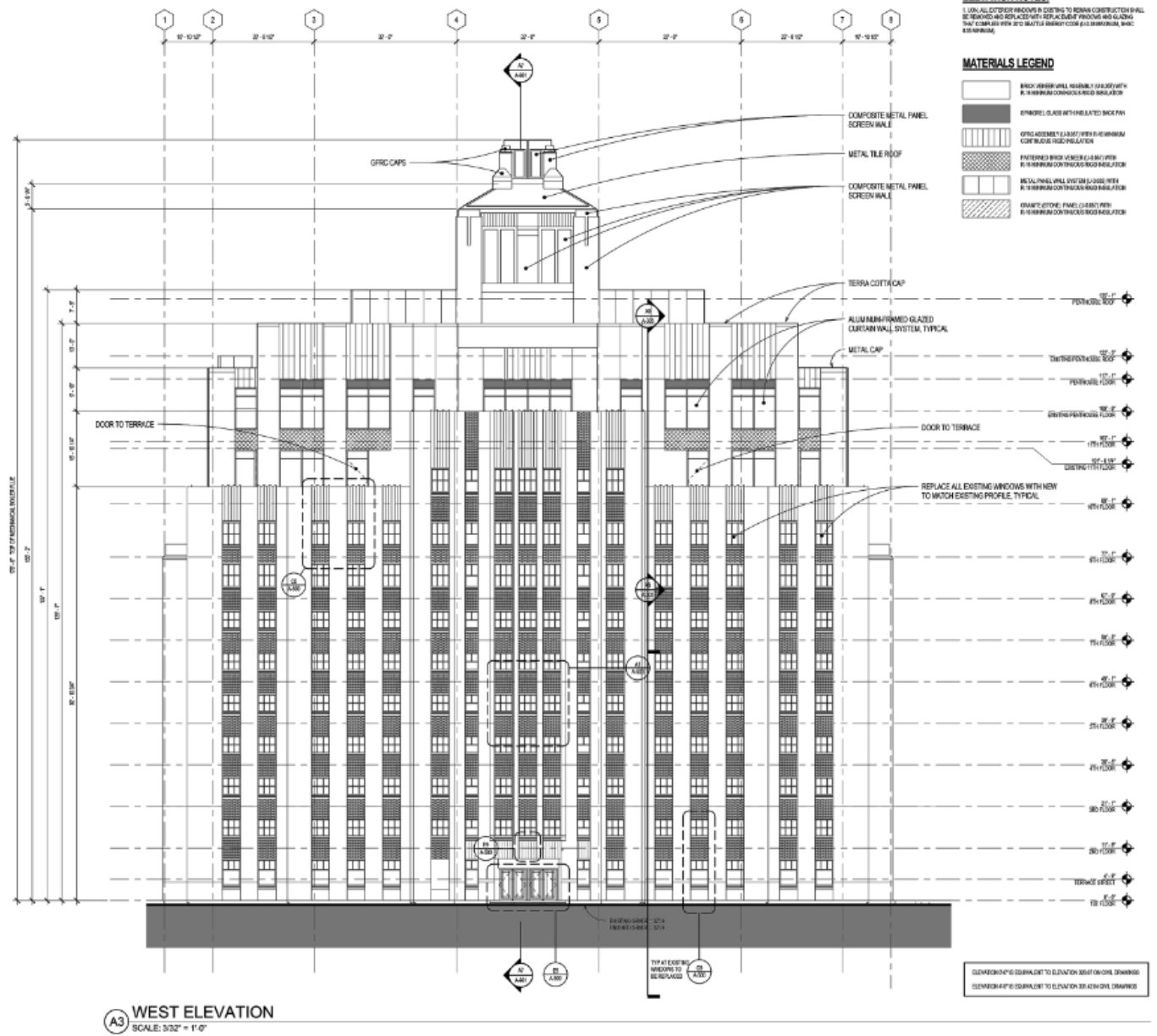


Figure 6
East Elevation

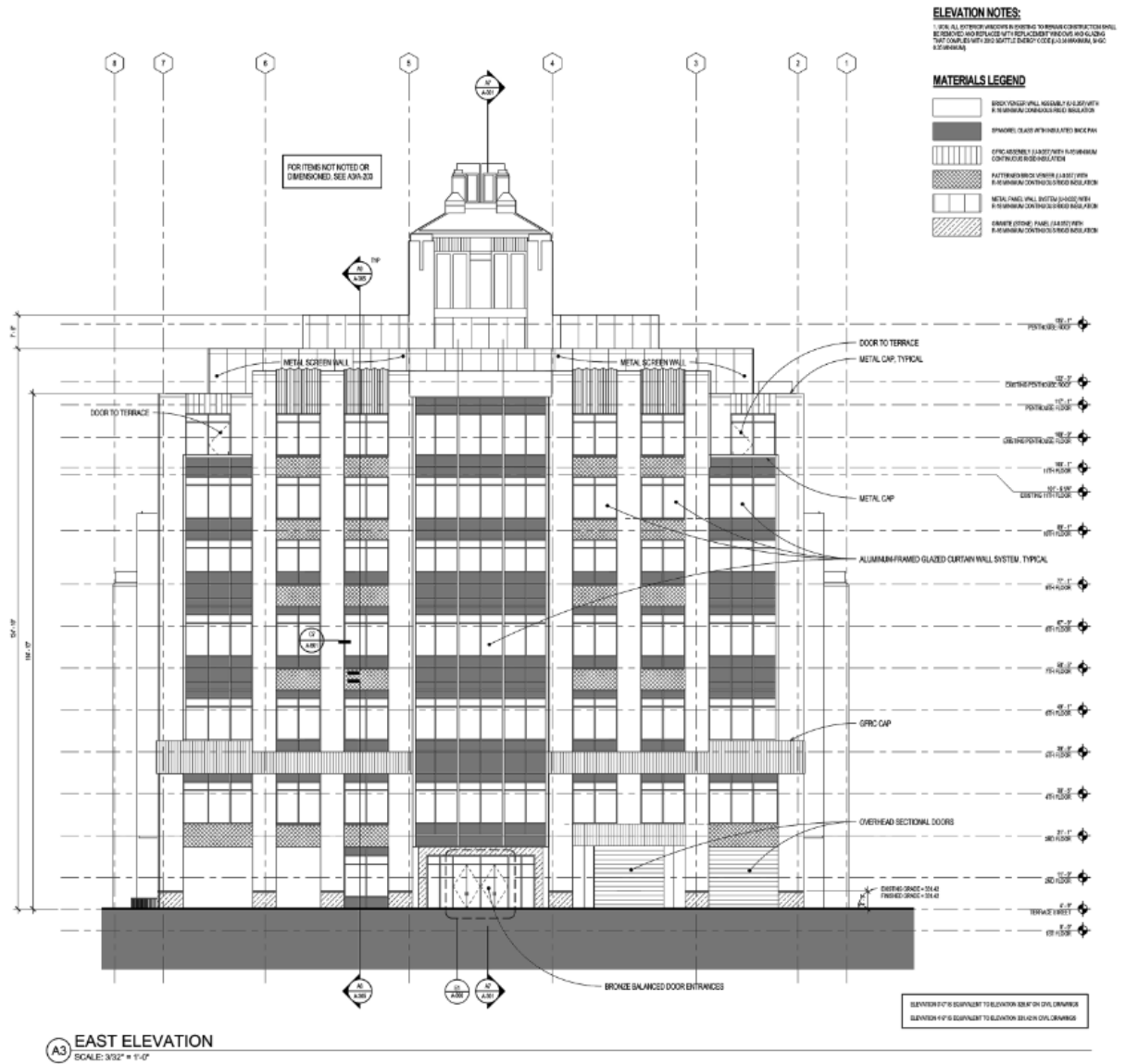


Figure 7
North Elevation

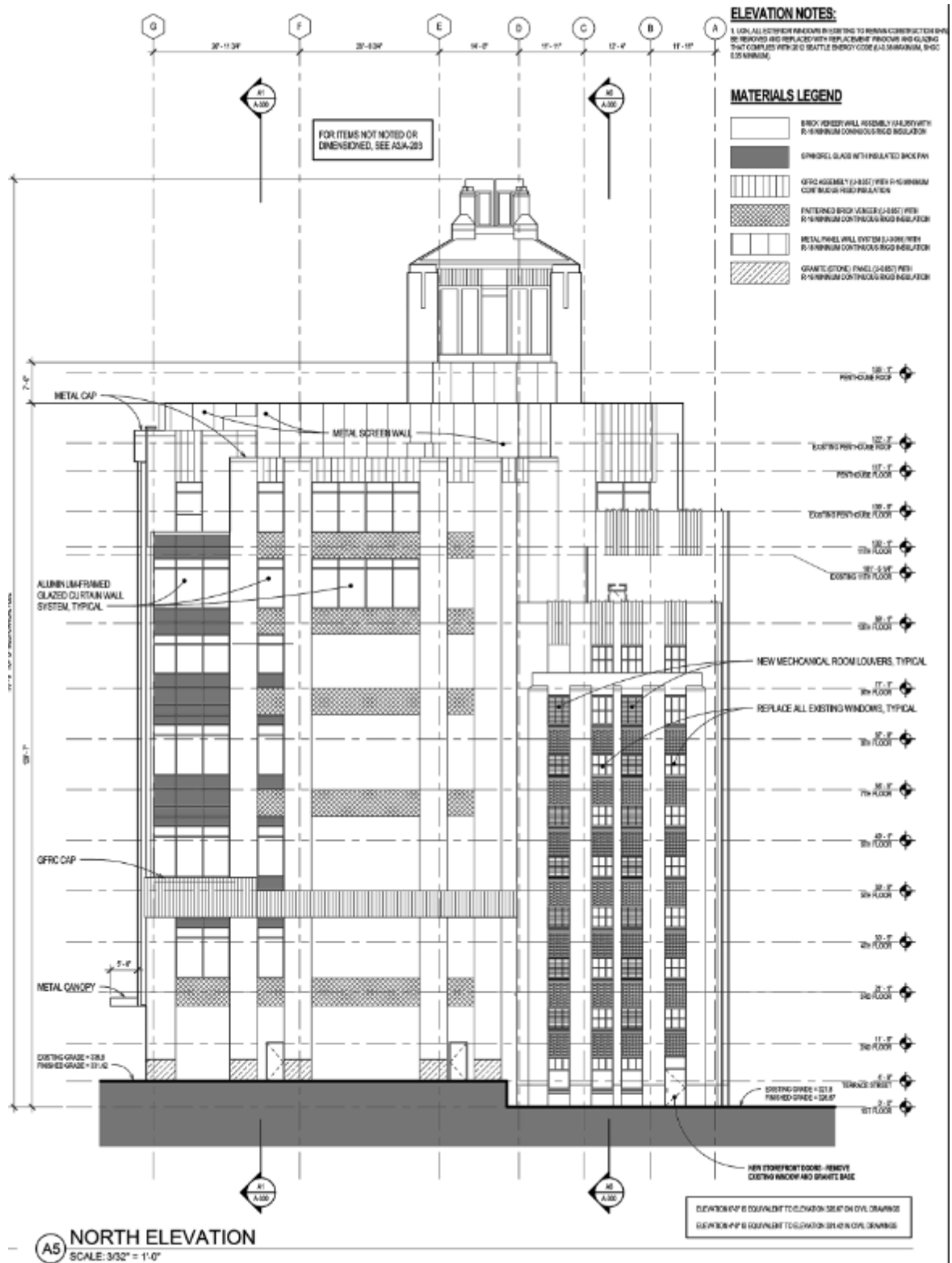
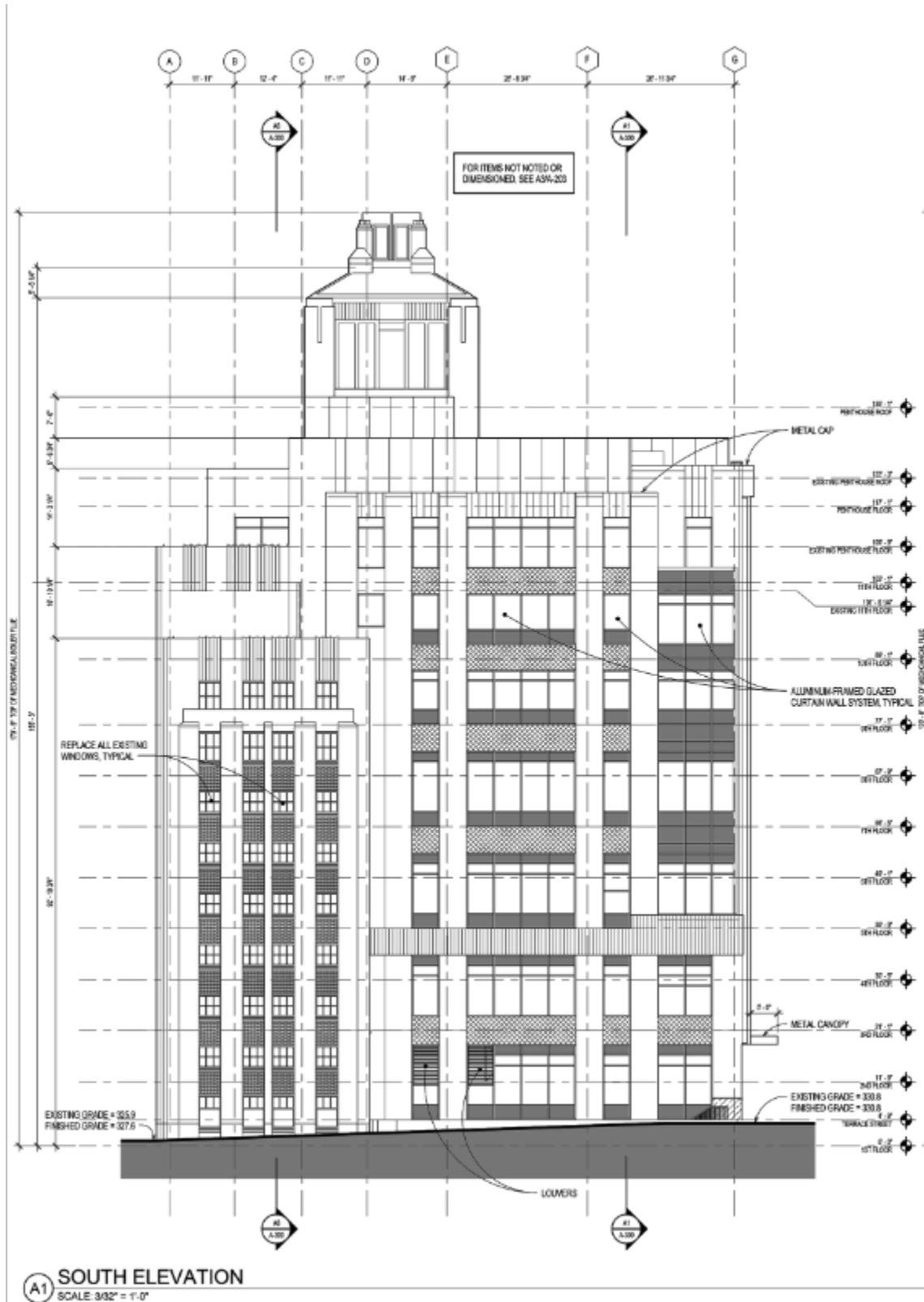


Figure 8
South Elevation



The Harborview Hall Adaptive Reuse façade materials along Ninth Avenue would include the existing brick façade; the existing windows would be replaced with new windows that match the typical existing window. *See Figures 5 – 8.*

The western Harborview Hall façade addition materials would consist of brick veneer, spandrel glass, metal panel wall and glass. The Harborview Hall Adaptive Reuse would include a mechanical boiler flue rising above the penthouse level that included brick veneer, metal panels, terra cotta and decorative precast caps. *See Figure 9.*

Figure 9
Harborview Hall Adaptive Reuse Western Façade



Along the Terry Avenue eastern façade, the new Harborview Hall Adaptive reuse section eastern façade would be visible. *See Figure 10.* The eastern façade materials would include plain and patterned brick veneer, spandrel glass, metal panel wall, glass and terra cotta caps.

Figure 10
Harborview Hall Adaptive Reuse Eastern Façade



The Harborview Hall Adaptive Reuse landscaping plan, as shown at **Figure 11**, includes cast in place concrete adjacent the Harborview Hall. Along Ninth Avenue, the landscaping includes new street trees and planter areas.

Along Terry Avenue, the Proposed Project includes redevelopment of 21,000 sf. of landscaped open space plaza. The Proposed Project landscaped open space/plaza will include plaza landscaping (including approximately 12 on-site Mt. Vernon laurels and assorted shrubbery), public art, pavers, overhead weather protection, benches, pedestrian lighting, covered pedestrian walkways along Terrace Street and street trees and cast-in-place sidewalks along Terry Avenue.

The Harborview Medical Center EIS studied alternatives⁶ incorporating elements similar to the key features of the Proposed Project, particularly increased density at the site,⁷ relocation of the proposed open space,⁸ retention of the existing Harborview Hall⁹ and parking demand impacts.¹⁰

⁶ Increased Height/Increased Intensity (Alternative Four):

“...Greater intensification of the core campus may be possible, as an alternative to greater horizontal campus expansion. Flexibility in transferring development from one location to another is needed. This alternative proposed increased building heights that would shift the proposed

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amount of development to different campus locations. The total amount of Planned and Potential development property is the same as the proposed; it is located differently and configured in different building volume than the proposal.” Harborview Medical Center EIS, pg. 23.

⁷ Land Use analysis for Increased Height/Increased Intensity (Alternative Four):

“The land use impacts would be the same as the Proposed Action since all of the same sites would be institutional use. However, density would be substantially increased in the campus core area and reduced toward the campus edges....Compatibility impacts may be lessened with the most activity located toward the campus center, away from campus edges that abut sensitive uses (such as residential). Less future displacement impacts may occur. Less campus open space would be developed with the more development intensification.” Harborview Medical Center EIS, pg. 60.

See also Light/Glare/Shadow analysis for Increased Height/Increased Intensity (Alternative Four):

“If future expansion capability at the central plaza [e.g. Harborview Hall] occurs, then this ‘campus heart’ open space would be eliminated.” Harborview Medical Center EIS, pg. 104.

⁸ *Id.*

⁹ *See, e.g.*, Historic Resources analysis for Increased Height/Increased Intensity (Alternative Four) and No Action (Alternative Five), Harborview Medical Center EIS, pg. 131.

¹⁰ Transportation and Parking analysis for Increased Height/Increased Intensity (Alternative Four):

“Since the total amount of development and the parking garage locations would be the same as that of the Proposed Action, the traffic and parking impacts would be the same as that described for the Proposed Action.” Harborview Medical Center EIS, pg. 183.

Figure 11
Harborview Hall Adaptive Reuse Landscaping Plan



PROPOSED CONSTRUCTION SCHEDULE

The proposed Harborview Hall Adaptive Reuse development would include demolition of a portion of the existing Harborview Hall, full demolition of the Engineering Services structure and construction of the new Harborview Hall, open space/plaza and assorted site improvements. Demolition and construction activity on the site is estimated to begin in late 2014 with the building occupancy by mid-to-late 2015. Construction staging would occur on-site.

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SECTION II

COMPARISON OF ENVIRONMENTAL IMPACTS

This document is an Addendum to the Harborview Medical Center Final Environmental Impact Statement (EIS) that was prepared for the Harborview Medical Center MIMP adoption.

The Harborview Medical Center EIS identifies and evaluates probable, noteworthy environmental impacts that may result from development undertaken pursuant to the revised Harborview MIMP.

Given the flexibility needed for planning in a MIMP, the Harborview Medical Center EIS evaluated a range of possible Harborview MIMP changes, including several on-site variations to the Planned and Potential Projects for Harborview Medical Center campus physical development.

Copies of the Harborview Medical Center EIS are available for review at the County, DPD and at the local libraries noted in the Fact Sheet to this EIS Addendum. The Harborview Medical Center EIS is utilized, along with this Addendum, for purposes of SEPA compliance related to the proposed Harborview Hall Adaptive Reuse development pursuant to WAC 197-11-600 and WAC 197-11-625 and King County (County) SEPA regulations.

According to the SEPA Rules¹¹ and the County's Environmental Policies and Procedures,¹² an EIS Addendum is an environmental document that is used to provide additional information or analysis about a proposal that does not substantially change the analysis of significant impacts and alternatives in existing environmental documents. Existing environmental documents may be used in whole or in part to address environmental considerations. The previous Proposal and this Proposed Project need not be identical, but must have similar elements that provide for a basis comparing environmental consequences.¹³

The Harborview Medical Center EIS analyzed the impact of increasing building intensity on the Harborview campus, including the Harborview Hall Adaptive Reuse site.¹⁴ The Harborview Medical Center EIS has been found to be adequate. Subsequently, the City approved the Harborview MIMP with Ordinance No. 120073. The final Harborview MIMP was adopted along with 63 conditions regarding future development of the Harborview campus. Many of these conditions apply to the Harborview Hall Adaptive Reuse and may address the anticipated impacts.

The purpose of this EIS Addendum, therefore, is to provide additional, more-detailed analysis and information concerning the site-specific Harborview Hall Adaptive Reuse development.

¹¹ WAC 197-11-600(4)(c); 197-11-706.

¹² KCC 20.40.070.

¹³ RCW 43.21C.034.

¹⁴ Harborview Medical Center EIS, pg. 23.

Scope of Analysis of EIS Addendum

The Harborview Medical Center EIS provides detailed environmental analyses relative to a broad range of environmental parameters. The King County Department of Executive Services, acting as the SEPA lead agency, has determined that the Harborview Medical Center EIS is a suitable document for the proposed Harborview Hall Adaptive Reuse project along with additional environmental analysis and/or mitigation provided in this Addendum relating to:

- **Earth/Seismic**
- **Energy**
- **Environmental Health/Noise**
- **Land Use** (existing land uses and height, density and scale)
- **Aesthetics** (views)
- **Light, glare and shadow**
- **Historical Resources**
- **Transportation** (circulation and parking)
- **Construction Impacts** (earth, air quality, noise/vibration and transportation (circulation and parking))

Project-specific information is presented in this EIS Addendum relative to each of the environmental elements noted above. The analysis for each consists of a brief summary of the impacts noted in the Harborview Medical Center EIS and the project-specific impacts associated with the Proposed Project.

A. EARTH/SEISMIC

EIS

The Harborview Medical Center EIS provided an analysis of the earth/seismic impacts under the Federal Emergency Management Agency (FEMA) NEHRP Guidelines for the Seismic Rehabilitation of Existing Buildings (known as FEMA 273). The Harborview Medical Center EIS evaluated the Planned and Potential Projects and alternatives under the “rare” event standard. The FEMA 273 “rare” event standard means a probability of reoccurrence once in every 475 years.

The Harborview Medical Center EIS noted that the existing Harborview Hall contains large public assembly spaces at the lower level that may contribute to a “soft story” seismic problem.¹⁵

¹⁵ Harborview Medical Center EIS, pg. 29. A “soft story” is a building level with less stiffness; generally, this may be a ground floor level with higher heights.

EIS ADDENDUM – PROJECT IMPACTS

The Proposed Project is consistent with the earth/seismic impacts studied in the Harborview Medical Center EIS.

The Harborview Hall Adaptive reuse development would be seismically improved to Life Safe criteria consistent with the planned use as addressed by ASCE-7 (which incorporates current information from AISC 360, 341 and ACI 318). The Proposed Project will be designed as a conventional Office use (Risk Category II, $I_e = 1.0$). Portions of the Proposed Project (e.g., the basement, main structural core and other areas associated with key mechanical systems) will be designed as an Essential Facility (Risk Category IV, $I_e = 1.5$). Work will include bracing the existing western façade internally and bracing individual parts of the building to limit nonstructural damage. The 7-story buttress addition will provide additional seismic support to the Harborview Hall structure and will be designed to the City's applicable life safety and seismic standards.

POTENTIAL MITIGATION MEASURES

The Proposed Project will be designed to comply with FEMA 273 standards for a Life Safe Performance Objective, meaning that all building occupants should be able to safely exit the structure after an earthquake of the design magnitude or less.

The Proposed Project design will account for any existing irregularities (including horizontal, vertical, torsional, stiffness (including “soft story” seismic problems), mass and/or geometric). The Proposed Project design will include a detailed analysis used to identify and account for any irregularity requiring structural components. Any “soft story” effects look to be addressed with the sizing and reinforcement of the main core of the Proposed Project.

SIGNIFICANT UNAVOIDABLE IMPACTS

No significant unavoidable adverse earth/seismic impacts are anticipated relative to the Proposed Project.

B. ENERGY

EIS

The Harborview Medical Center EIS evaluated the energy usage for the proposal and the associated impacts to the environment. The Harborview Medical Center EIS acknowledged the implementation of the Harborview MIMP would consume increased energy during all phases (e.g., construction, demolition and operation). In the analysis, the Harborview Medical Center EIS acknowledged that an increased intensity alternative would result in specific building envelopes differing in energy usage. However, cumulative impacts would be similar to the Proposal studied.

EIS ADDENDUM – PROJECT IMPACTS

The Proposed Project during all phases (construction, demolition and operation) is consistent with energy impacts studied and disclosed in the Harborview Medical Center EIS. As noted in the increased intensity alternative, the Proposed Project will result in system loads distribution shifts due to the adaptive reuse of the Harborview Hall. The Planned Action shall be designed to incorporate the requirements of the Seattle Energy Code.

The Proposed Project proposes the inclusion of a steam plant in the Harborview Hall basement. The proposed steam plant would serve the Norm Maleng Building, Ninth & Jefferson Building, Research & Technology Building and the Harborview Hall Adapt Reuse Building. The proposed steam plant would provide N+1 redundancy for critical areas of the Harborview Medical Campus (e.g., Norm Maleng Building) to ensure continued fulfillment of Harborview's role in a crisis.

Due to the increased efficiencies of a closed loop steam plant, the Proposed Project would increase fuel and water efficiency and reduce distribution losses. The proposed steam plant will be designed to allow for compatibility as a node for a future district energy system. By incorporating the steam plant, the Proposed Project will reduce electricity demands by approximately 270,000 kilowatt hours and natural gas demands by 1.3 M therms,¹⁶ resulting in a 2.8 M lbs/yr CO₂ emissions savings.

The Proposed Project will include seismic bracing and back-up system provisions that are intended to ensure continued operation of these critical facilities during and following a major earthquake.

POTENTIAL MITIGATION MEASURES

City Council condition #1 to the adopted Harborview MIMP provides: "The Planned and Potential Projects shall be designed to incorporate requirements of the Seattle Energy Code." The Proposed Project shall be designed consistent with the applicable Seattle Energy Code standards.

City Council condition #2 reads: "In new construction, mechanical systems shall be braced to comply with the standards for critical facilities in active seismic zones. The existing mechanical systems should also be braced throughout the facilities as part of the proposed renovations." This Council condition shall be incorporated into the Proposed Project design and construction.

SIGNIFICANT UNAVOIDABLE IMPACTS

As conditioned in the Harborview MIMP, no significant unavoidable adverse energy impacts are anticipated relative to the Proposed Project.

C. ENVIRONMENTAL HEALTH/NOISE

¹⁶ A therm is equal to 100,000 British Thermal Units (BTU). A BTU is the amount of heat required to raise the temperature of one pound of water one degree. One BTU is equal to 0.0002928 kilowatt-hours.

EIS

The Harborview Medical Center EIS evaluated the long-term noise conditions, particularly associated with building systems and emergency vehicle operations. The Harborview Medical Center EIS acknowledged that the First Hill location near downtown is a relatively noisy urban area with ambient sound levels of 65-70 dBA. These ambient sounds include vehicular traffic, emergency vehicles, air traffic, building/mechanical systems and concentration of people activity.

Short-term construction-related noise/vibration impacts are discussed in Section II.I.3, below.

EIS ADDENDUM – PROJECT IMPACTS

The building equipment related to the Proposed Project will be the primary concern associated with noise. Additionally, there may be some noise associated with existing Harborview operational activity. Building related noise sources may occur from boilers, ventilation and air-conditioning equipment and from emergency generators. The design would be subject to the Seattle Noise Ordinance (SMC 25.08) of a 55 dBA daytime and 45 dBA nighttime for residential noise receivers. Intermittent noise events of short duration may occur; however, the cumulative noise impact would not substantially change the ambient noise levels in the urbanized First Hill location.

There are Harborview institutional buildings approximately 25 ft. north and south of the Proposed Project. The closest residential receivers are the apartments within one block to the north and east.

The Proposed Project will include a secure patient delivery area for trucks and vans to transport patients to the site. The secure patient delivery area supports and facilitates the controlled, safe transfer of patients with medical, mental health and/or mobility impairments. The secure patient delivery area would be accessed via Terrace Street. The volume of secure patient deliveries is expected to be four to eight vehicles per day.

Equipment, material and supply deliveries for Harborview Hall would occur off-site at existing loading facilities at other Harborview campus locations (e.g., the Research and Training Building loading dock located directly adjacent to the Proposed Project site, Ninth & Jefferson Building and/or the West Campus loading docks), consistent with existing practice. The deliveries would then be transported manually to the Proposed Project by existing tunnels which connect the Harborview campus.

The Harborview Medical Center EIS evaluated the Proposed Project site as a possible access location for an underground parking garage (Plaza Garage).¹⁷ This evaluated alternative results in substantially more intensive noise impacts from vehicular sources than the Proposed Project.

¹⁷ See Harborview Medical Center EIS, pg. 49 and pg. 175, Figure 35.

POTENTIAL MITIGATION MEASURES

City Council condition #4 to the adopted Harborview MIMP states: “Harborview shall comply with the requirements of the Seattle Noise Ordinance (SMC 25.08).”

Harborview MIMP Condition #5 reads: “Harborview shall ensure that building related noise sources such as heating, ventilating and air conditioning equipment and emergency generators are designed and operated within the noise levels permitted by the Seattle Noise Ordinance.”

Harborview MIMP condition #6 provides: “Harborview shall orient parking facilities, loading areas, material transfer and waste facilities away from sensitive residential uses where feasible, and provide adequate acoustical buffers to reduce noise exposure, where feasible.”

City Council condition #7 to the adopted Harborview MIMP requires that “Harborview shall install acoustic baffles for sound control on HVAC equipment and fans.”

Finally, the City Council imposed condition #8 regarding noise on the Harborview MIMP, stating: “Harborview shall continue to implement policy of “shutting-down” emergency vehicle sirens within two blocks of the hospital (both for arriving and departing emergency vehicles), except when prevented by safety/traffic conditions.”

The Proposed Project will be subject to the Noise Ordinance and will incorporate the Council conditions from the Harborview MIMP into the Proposed Project’s design and operations. In particular, any transportation to the secure patient delivery area would be subject to the “shutting-down” policy for sirens within two blocks of the Proposed Project site.

SIGNIFICANT UNAVOIDABLE IMPACTS

As conditioned by the City Council in the Harborview MIMP, no significant unavoidable adverse environmental health/noise impacts are anticipated relative to the Proposed Project.

D. LAND USE

1. Existing Land Uses

EIS

As noted in the Harborview Medical Center EIS, the First Hill neighborhood north and east of the Harborview campus includes several major institutional facilities, as well as many medical offices, apartment buildings, religious facilities, retail/commercial buildings and an art museum. To the south is the Seattle Housing Authority’s Yesler Terrace residential community. To the west, the Harborview campus is Interstate-5; beyond the interstate is the City’s downtown commercial core.

Under the alternatives studied in the Harborview Medical Center EIS, the Harborview major institution land use within Harborview's Major Institution Overlay district (MIO) boundary was projected to intensify. The Harborview Medical Center EIS stated 90 percent of the land area within the existing campus (including approved projects) is related to major institution functions.

Since the Harborview Medical Center EIS was published, the land uses surrounding the Proposed Project have continued the trend of intensified major institution use functions. Particularly, the Harborview campus completed the Ninth & Jefferson Building (440,000 sf. building with parking for 630 vehicles) and the Inpatient Expansion Building & Seismic Upgrade (245,000 sf. building).

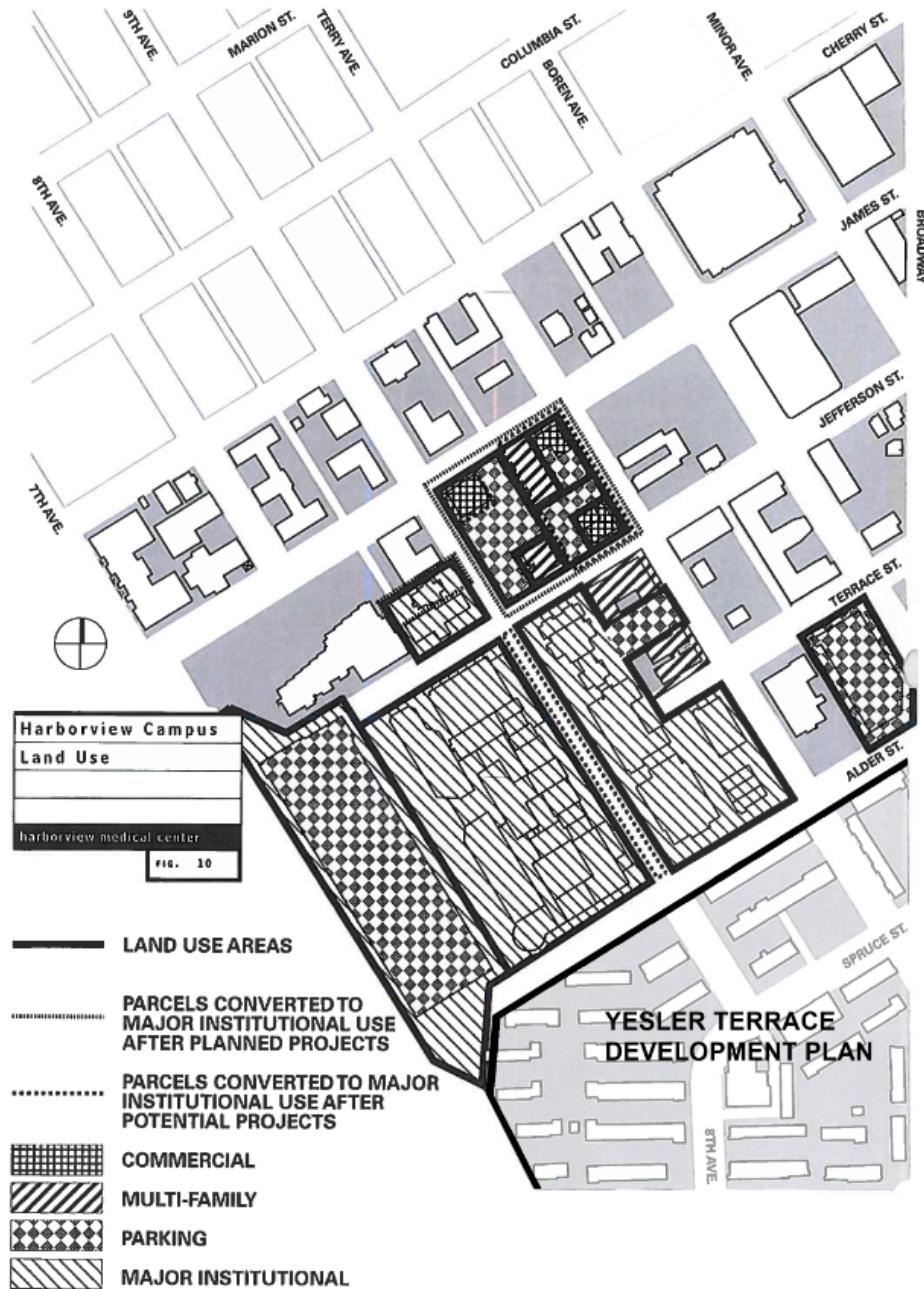
The City also approved the Seattle Housing Authority's (SHA) Yesler Terrace redevelopment plan. In 2011 – 2012, the City adopted a comprehensive plan amendment, rezone and planned action ordinance to facilitate the redevelopment of Yesler Terrace. Under the Master Plan Community – Yesler Terrace development standards, Seattle Housing Authority is authorized to develop a maximum of: (1) 3.95M sf. of residential use (roughly 4,500 units); (2) 900,000 sf. of office/medical services/lodging use; (3) and 150,000 sf. of other uses. Ordinance No. 123962. Seattle Housing Authority estimates the Yesler Terrace redevelopment may phase over 20 years.

Yesler Terrace is located to the south and southeast of the Harborview campus. **Figure 12.** The City has approved SHA's application to redevelop the Yesler Terrace Steam Plant located at 120 8th Avenue south of Harborview as a 17,000 sf. new community center. MUP No. 3012978.

Other entitled development within the vicinity of the Proposed Project includes 500 Terry Avenue, a proposed 27-story residential building. The City issued MUP No. 3012929 on May 21, 2013.

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Figure 12
First Hill Vicinity Land Use Map



EIS ADDENDUM – PROJECT IMPACTS

The Harborview Hall Adaptive Reuse site is within the MIO boundaries. The pattern of land use activity within the vicinity of the site includes a mixture of major institution and residential uses.

The primary land use changes would occur to the northeast and southeast of the existing site. The Proposed Project includes a 7-story addition to the existing structure on the eastern façade and development of 21,000 sf. landscaped open space along Terry Avenue between Terrace and Alder.

To the north, the land uses within the vicinity include medical institutional use (e.g., Norm Maleng Building) and an apartment structure located within the MIO boundary. To the northeast outside the MIO boundary across Terry Avenue, uses include two apartments and a surface parking lot.

To the west, the land use in the vicinity is medical institutional use (e.g., Center Tower). To the south, land uses are also institutional, including the Research & Training Building and the City designated landmark one-story Fire Station #3 structure at 301 Terry Avenue. Across Alder Street to the south and outside the MIO boundary is the SHA's Yesler Terrace residential community.

Originally, the Planned and Potential Projects studied in the Harborview Medical Center EIS proposed demolition of the Harborview Hall structure and development of a 100,000 sf. office structure adjacent to the Terry Avenue location which is now proposed for the open space area.

However, the approved Harborview MIMP did not authorize the demolition of Harborview Hall.¹⁸

The City acknowledged that if Harborview Hall was not demolished, the increased intensity alternative would likely apply and the "campus heart" open space proposal would not occur. The MIMP "campus heart" concept was not for permanent open space. The CAC recommended that the parking garage proposed under the "Heart of the Campus" be engineered to accommodate future construction above those structures to the maximum level consistent with the MIO height limits and prudent medical facility planning.¹⁹ The Proposed Project is in response to the County's proposed reuse of Harborview Hall and will provide additional permanent campus open space.

The Proposed Project would be consistent with the recent and ongoing land use pattern in the surrounding area, which has seen increases in the continued intensification of the major

¹⁸ See MIMP Condition #5. Approval of the MIMP is not approval of the proposed demolition or any alteration to Harborview Hall. The City required the Harborview MIMP to be amended following a determination by the City's Landmarks Preservation Board (Board) regarding the landmark status of the existing Harborview Hall. If the Board did not approve the nomination, the Council shall file a copy of the Board's decisions in the Clerk File and shall pass an ordinance amending the MIMP to reflect the Board's decision. The Board denied the nomination of the Harborview Hall on September 16, 2009. The Proposed Project is intended to effectuate MIMP Condition #5.

¹⁹ See Harborview Medical Center EIS, pg. 268 (Harborview Master Plan Citizens Advisory Committee Formal Comments to King County, dated June 24, 1999 at pg. 6).

institution use. The Proposed Project would not expand the MIO boundaries or displace residential, commercial or retail uses. It would reconfigure institutional uses and open space evaluated in the Harborview Medical Center EIS, moving the institutional use closer to the campus core and relocating the landscape open space at the campus edge adjacent to residential uses. The permanent open space invites public enjoyment and buffers the transition from the more institutional use. The open space location and alignment along Terry Avenue enhances connectivity with the adjacent residential use and links to a planned Yesler Terrace “Blocks Park.”

As was noted in the Harborview Medical Center EIS, the land use impacts of such reconfiguration under an increased intensity scenario would be the same as the Planned and Potential Projects because the same sites would remain in institutional use. Additionally, compatibility impacts may be lessened when activity is located away from the Harborview campus edges that abut sensitive users (e.g., residential). Therefore, the Proposed Project is consistent with the land use analysis.

POTENTIAL MITIGATION MEASURES

The City Council imposed land use conditions in the Harborview MIMP, including:

- Condition #9: Harborview shall located the most intensive and people-generating functions away from residential buildings;
- Condition #10: Harborview shall improve the quality of landscaped open space in the proposed open spaces; and
- Condition # 11: Harborview shall buffer and screen potentially objectionable views of support and service uses by landscaping, walls and fences.

The City has adopted land use regulations that are designed, in part, to minimize or prevent impacts resulting from incompatible land use. DPD may condition or deny a project to mitigate adverse land use impacts resulting from a proposed project or to achieve consistency with the applicable City land use regulations, or the goals and policies set forth in Section B of the Comprehensive Plan land use element regarding land use categories.²⁰

The Proposed Project will be designed to comply with the applicable Harborview MIMP development standards, standards and conditions. Particularly, the Harborview Hall Adaptive Reuse will locate the more intense institutional use closer to the campus core and away from the residential uses abutting Terry Avenue. Furthermore, the Proposed Project landscape open space is dedicated as permanent open space and usability improved with the addition of public art, pavers, overhead weather protection and relocation adjacent to the street edge to buffer uses.

These Council conditions shall be integrated into the Proposed Project’s design and operations.

SIGNIFICANT UNAVOIDABLE IMPACTS

²⁰ SMC 25.05.675.J.

As conditioned in the Harborview MIMP, no significant unavoidable adverse land use impacts are anticipated relative to the Proposed Project.

2. Consistency with Plans/Policies/Regulations

EIS

The Harborview Medical Center FEIS evaluated the relationship of the proposed Harborview MIMP with adopted plans, policies and regulations, including the City's applicable SEPA Policies, Comprehensive Plan, Zoning Code, Major Institution Policies, First Hill Neighborhood Plan, Sound Transit Plan, Street Vacation Policies and adjacent major institution master plans.

EIS ADDENDUM – PROJECT IMPACTS

The Proposed Project does not propose a change to applicable MIO boundaries or MIMP standards. The existing MIO and MIMP development standards will continue to guide development. The EIS Addendum utilizes the Harborview Medical Center EIS analysis relative to SEPA policies, zoning code, First Hill Neighborhood Plan and adjacent major institution master plans. The EIS Addendum addresses the following land use elements with additional information: (1) major institution policies; (2) Yesler Terrace redevelopment plan; and (3) Seattle Municipal Code regulations regarding major institutions minor amendment procedures (SMC Ch. 23.69).

Major Institution Policies

Following the City's adoption of the Harborview MIMP and the Harborview Medical Center EIS, the City repealed the major institution policies set forth in SMC 23.12.120 with Ordinance 120691.

The City elected to integrate the major institution policies into the Comprehensive Plan and development regulations. The Proposed Project is particularly relevant with the major institution Comprehensive Plan as discussed in **Table 1**.

Table 1
Relationship of Key Major Institution Policies to the Proposed Project

<i>Major Institution Comp Plan Policies</i>	<i>Consistency with Proposed Project</i>
LU 180: Designate campuses of large hospitals, colleges and universities as Major Institutions to recognize that a separate public process is used to define appropriate uses in these areas	Harborview is a major institution under this policy. The City has designated Harborview as a major institution and adopted a MIMP for the campus, which includes the Proposed Project.
LU 182: Establish Major Institution Overlays (MIO) to permit appropriate institutional	The Proposed Project is located within the Harborview MIO. The Proposed Project is

development within boundaries while minimizing the adverse impacts associated with development and geographic expansion. Balance the public benefits of growth and change for major institutions with the need to maintain the livability and vitality of adjacent neighborhoods. Where appropriate, establish MIO boundaries so that they contribute to the compatibility between major institution areas and less intensive zones.	designed to allow for continued viability of the medical use while enhancing the livability of the adjacent residential uses along Terry Avenue by providing a permanent open space plaza in an area readily accessible/enjoyable to the neighborhood. The Proposed Project moves the more intense institutional use closer to the campus core and away from residential uses.
LU 186: Discourage the expansion of established major institution boundaries.	The Proposed Project does not request expansion of Harborview's existing MIO district boundaries.
LU 188: Encourage Advisory Committee participation through the process of revision, amendment and refinement of the master plan.	The County has been continually engaged with the Harborview CAC regarding the Proposed Project, including briefings on November 20, 2013 and January 15, 2014.

The Harborview Medical Center EIS contemplated that Harborview Hall may be preserved in some form. Originally, the Planned and Potential Projects studied in the Harborview Medical Center EIS proposed demolition of the Harborview Hall structure and development of a 100,000 sf. office structure adjacent to the Terry Avenue location which is now proposed for the open space area. However, the approved Harborview MIMP did not authorize the demolition of the existing Harborview Hall.²¹

Major Institution Amendment Regulations

The City has adopted regulations governing the procedures for amendment of a major institution master plan. *See* SMC Ch. 23.69. Proposed changes to an adopted MIMP shall be processed as an exempt change, a minor amendment or a major amendment. SMC Ch. 23.69.035. The DPD Director shall determine whether an amendment is minor or major based on defined standards; the Director's decision shall be made in the form of an interpretation pursuant to SMC Ch. 23.88.

The Harborview Medical Center EIS anticipated that variations in the projects or programs, changes in phasing and shifts in priorities were anticipated and likely for the proposed Harborview MIMP.²² The Harborview MIMP intent is to provide safe and sufficient facilities for the highest quality of health care, teaching, research and community service. Additionally, the Harborview MIMP provides for flexibility in implementing the projects set forth in consideration of uncertainties and changes in the healthcare industry.²³ The Harborview MIMP noted that the development density and building heights may shift among the projects studied in

²¹ *See* footnote 18; *See also* MIMP Condition #31: "(Compliance with the Landmarks Preservation Ordinance (SMC 25.12) will constitute compliance with the SEPA Landmarks Policy. Nothing in the [MIMP] approval shall be construed as prejudging or superseding the landmark review process as specified in the landmark preservation ordinance or diminishing the Landmarks Board's role in that process.)"

²² Harborview Medical Center EIS, pg. 22.

²³ Harborview MIMP, pg. 3.

the Harborview Medical Center EIS; as a result, an Increased Height/Increased Density alternative was evaluated.²⁴

The Proposed Project's consistency with the City's major institution minor amendment regulations is discussed in **Table 2**.

Table 2
Relationship of Major Institution Minor Amendment Regulations to the Proposed Project

<i>Minor Amendment Regulations</i>	<i>Consistency with Proposed Project</i>
Not an exempt change according to SMC 23.69.035.B;	Not applicable. The Proposed Project is not an exempt change pursuant to SMC 23.69.035.B.
Consistent with original intent of adopted master plan; and At least one of following:	The Proposed Project is consistent with the original intent of the Harborview MIMP. ^{22, 23, 24} The Proposed Project site would continue for health care-related institutional uses with the same impacts. The County has concluded that the preservation and adaptive reuse of the Proposed Project are both economically and environmentally better choices than demolition as originally proposed in the Harborview MIMP. The refinement is consistent with the Harborview MIMP intent to provide safe and sufficient facilities for the highest quality of health care, teaching, research and community service while allowing future flexibility to respond to changes in the County's campus master plan and the broader healthcare industry. Additionally, the long-term commitment to public open space included in the Proposed Project would be an enhancement over the temporary open space contemplated in the original Harborview MIMP.
Amendment will not result in significantly greater impacts than those contemplated in the adopted master plan (SMC 23.69.035.D.1)	The development area associated with the Proposed Project is well within the overall development area authorized under the MIMP. Thus, impacts would remain the same, as the total gross square footage contemplated under the Harborview MIMP would not be affected.
Amendment is a waiver from a development	Not applicable. The Proposed Project is not

²⁴ Harborview MIMP, pg. 32.

standard or master plan condition, or a change in the location or decrease in size of designated open space, and the proposal does not go beyond the minimum necessary to afford relief and will not be materially detrimental to the public welfare or injurious to proper or improvements in the vicinity in which the Major Institution is located (SMC 23.69.035.D.2)	<p>seeking a waiver from a development standard or master plan condition, or a change in the location or decrease in size of designated open space. The Harborview MIMP noted that the “campus heart” open space, if developed, will be considered designated open space. (emphasis added). Condition #16.</p> <p>The Harborview MIMP noted that development of this proposed open space is “subject to the modifications related to Harborview Hall included in this document.” <i>Id.</i> (including Condition #5 reserving authority to the Landmark Board to make determination regarding demolition of the Harborview Hall structure). The “campus heart” was never developed; accordingly, the conceptual design does not qualify as designated open space or permanent open space. The Proposed Project would authorize the development of 21,000 sf. of permanent, public open space on campus.</p>
The amendment is a proposal by a Major Institution to lease space or otherwise locate a use at street level in a commercial zone outside an MIO District, and within two thousand five hundred feet (2,500’) of the MIO District boundary, and the use is allowed in the zone for but not permitted pursuant to SMC 23.69.022. (SMC 23.69.035.D.3).	Not applicable. The Proposed Project is not a proposal to lease space or other locate a use at street level in a commercial zone.

The Proposed Project’s relationship with the City’s major institution major amendment regulations is discussed in **Table 3**.

Table 3

Relationship of Major Institution Major Amendment Regulations to the Proposed Project

<i>Major Amendment Regulations</i>	<i>Consistency with Proposed Project</i>
Not an exempt change according to SMC 23.69.035.B;	Not applicable. The Proposed Project is not an exempt change pursuant to SMC 23.69.035.B.
Not a minor amendment according to SMC 23.69.035.D; and	Inconsistent. As demonstrated in Table 2 , the Proposed Project satisfies the minor amendment criteria under SMC 23.69.035.D.
In addition, any of the following shall be considered a major amendment:	

An increase in a height designation or the expansion of the boundary of the MIO District; or	Not applicable. The Proposed Project does not constitute an increase to the existing height limits of the MIO District at this location.
Any change to a development standard that is less restrictive; or	Not applicable. The Proposed Project does not involve or require a waiver from any development standard or master plan condition.
A reduction in the housing stock outside the boundary but within two thousand five hundred feet (2,500') of the MIO District, other than within a Downtown zone, that exceeds the level in an adopted master plan; or	Not applicable. The Proposed Project does not involve a reduction in housing stock.
A change to the single-occupancy vehicle goal of an approved transportation management program that increases the percentage of people travelling by single-occupancy vehicle; or	Not applicable. The Proposed Project does not involve a change to the single-occupancy vehicle goal of an approved transportation management program.
A use that requires Council Conditional Use approval, including but not limited to a helistop or a major communication utility, that was not described in an adopted master plan; or	Not applicable. The Proposed Project does not involve a use that requires Council Conditional Use approval.
The update of an entire development program component of a master plan that was adopted under Code provisions prior to the 1996 Major Institutions Ordinance where the institution proposes an increase to the total amount of gross floor area allowed or the total number of parking spaces allowed under the institution's existing development program component within the MIO District.	Not applicable. The Proposed Project does not involve an update of an entire development program component of a master plan that was adopted prior to the 1996 Major Institutions Ordinance.

Yesler Terrace Redevelopment Plan

Subsequent to the Harborview Medical Center EIS, the Seattle Housing Authority (SHA) proposed a redevelopment plan for the Yesler Terrace campus to the south of Harborview. **Figure 12.**

SHA prepared an environmental impact statement for the Yesler Terrace Redevelopment Plan (Yesler Terrace DEIS). The Yesler Terrace DEIS was issued on October 19, 2010. Consistency with the Harborview Medical Center MIMP was analyzed. The proposed alternatives would allow for redevelopment of the Yesler Terrace site to a new dense, urban mixed use, mixed-income community with higher building heights, particularly along and near the north boundary of the site, adjacent to the Harborview campus. Yesler Terrace DEIS, pg. 3.9-37.

The Yesler Terrace DEIS found the alternatives would be compatible with the Harborview MIMP.

The Final Yesler Terrace Redevelopment Plan EIS (Yesler Terrace FEIS) was issued April 13, 2011. SHA proposed a Preferred Alternative, which was within the range of alternatives studied in the Yesler Terrace DEIS. The Yesler Terrace FEIS concluded the Preferred Alternative was consistent with the Harborview MIMP. Yesler Terrace FEIS, pg. 273.

POTENTIAL MITIGATION MEASURES

The City Council imposed land use conditions in the Harborview MIMP, including:

- Condition #9: Harborview shall located the most intensive and people-generating functions away from residential buildings;
- Condition #10: Harborview shall improve the quality of landscaped open space in the proposed open spaces; and
- Condition # 11: Harborview shall buffer and screen potentially objectionable views of support and service uses by landscaping, walls and fences.

The Proposed Project is consistent with the alternatives studied in the Harborview Medical Center EIS which included intensification of the medical services uses.²⁵ The Proposed Project is consistent with the City's Comprehensive Plan Policies regarding Major Institutions, particularly LU 182 and LU 186. The Proposed Project is consistent with the Seattle Municipal Code regulations intent of concentrating institutional facilities within the boundaries of a MIO and avoiding neighborhood encroachment. Furthermore, the Proposed Project is consistent with these City's major institution regulations for minor amendments as demonstrated in Table 2; the Proposed Project is inconsistent with the City's standards for designation of a major amendment to a MIMP. The Proposed Project is consistent with the Yesler Terrace Redevelopment Plan adjacent to the Harborview campus.

SIGNIFICANT UNAVOIDABLE IMPACTS

No significant unavoidable adverse land use impacts relative to consistency with applicable plans, policies and regulations are anticipated.

E. AESTHETICS

EIS

The Harborview Medical Center EIS notes that adjacent views are generally limited and localized with some distant mountain and water views to the west and east from higher elevations/upper floors. The Harborview Medical Center EIS evaluated the view impacts of the

²⁵ See footnote 3.

Planned and Potential Projects, including the demolition of Harborview Hall and the construction of a 7-story office which abuts Terry Avenue and Terrace Street. The analysis found that under the Harborview MIMP, views to the west would result in greater distance terminus of view along Terrace Street; the Potential Project 7-story building on Terry Avenue would also result in more intense massing.

The Harborview Medical Center EIS found that the development of Planned and Potential Projects would result in a substantial increase in height, bulk and scale of development in the Harborview area. However, the increased was perceived to have less impact on sites interior to the campus because the surrounding land uses are also institutional in nature.

EIS ADDENDUM – PROJECT IMPACTS

The City's SEPA Policies include public view protection policies, including the following:

- It is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors....This subsection does not apply to the Space Needle, which is governed by subsection P2c of this section.

The City has designated 89 public parks, viewpoints, playgrounds and view corridors. The closest viewpoint to the Proposed Project in terms of potential impacts and/or reductions to views of the downtown skyline and the Puget Sound is the Harborview Hospital Viewpoint to the west. This viewpoint is approximately one block to the northwest. The 11-story East Hospital (Center Wing) is located between Proposed Project site and the viewpoint; therefore, views will not be impacted.

- It is the City's policy to protect public views of historic landmarks designated by the Landmarks Preservation Board which, because of their prominence of location or contrasts of siting, age, or scale, are easily identifiable visual features of their neighborhood or the City and contribute to the distinctive quality or identity of their neighborhood or the City. This subsection does not apply to the Space Needle, which is governed by subsection P2c of this section.

There are two designated Landmarks within the immediate proximity of the Proposed Project: (1) Fire Station #3 (301 Terry Avenue); and (2) the East Hospital (Center Wing) (325 Ninth Avenue).

The Proposed Project is located on Ninth Avenue across from Harborview Medical Center and does not block existing public views of the designated Landmarks from the existing right-of-way.

Regarding the Fire Station #3, the Proposed Project improves views from the public right-of-way by the demolition of the existing one-story structure on Terry Avenue that impedes views from

the north. The Proposed Project envisions redevelopment of the Engineering Services Building as an open space/plaza area, which will improve the public views of the Fire Station #3 from the north.

- It is the City's policy to protect public views of the Space Needle from the following public places.²⁶

The City has identified ten public viewpoints in which views of the Space Needle are to be protected. The Space Needle is not located in the Downtown, but is visible from many vantages throughout the City. The majority of the ten identified viewpoints are north of Downtown and the Proposed Project location (e.g. Gasworks, Seattle Center or Myrtle Edwards Park). There are three viewpoints located south of Downtown. These three sites are all located in West Seattle (Alki Beach Park, Hamilton Viewpoint and Seacrest Park). Accordingly, the Proposed Project would not affect views of the Space Needle from any of the public places designated in the SEPA Policies.

- Adopted Land Use Codes attempt to protect private views through height and bulk controls and other zoning regulations but it is impractical to protect private views through project-specific review.

Several surrounding buildings' private views may be impacted by the Proposed Project. These include, but are not limited to the apartments located northeast and east of the project site; their views are already constrained by the existing Harborview Hall. The Harborview Medical Center EIS contemplated the existing Harborview Hall may be retained.²⁷ Accordingly, the Harborview Medical Center EIS disclosed the potential view impacts. Notably, SEPA Policies do not protect private views.

POTENTIAL MITIGATION MEASURES

The City Council condition #25 of the Harborview MIMP regarding aesthetics stated: "Techniques to reduce the apparent scale of new buildings (e.g., architectural detailing, modulation, stepbacks, materials, etc.) shall be incorporated into building design. Building design shall seek to soften the appearance of structures. Pedestrian scaled improvements shall be included at street level."

City Council condition #27 to the adopted Harborview MIMP provides: "Lighting and graphics that reduces the appearance of building bulk and scale shall be incorporated into new structures."

City Council condition #28 to the adopted Harborview MIMP read: "To break-up building groupings and collective massing, pedestrian connections shall be maintained through the campus and with the neighborhood (such as at the "campus heart")."

City Council condition #29 to the adopted Harborview MIMP provides: "Landscaping shall be included to soften building scale and create amenities."

²⁶ SMC 25.05.675.P.2.c.

²⁷ See footnote 18.

City Council condition #30 to the adopted Harborview MIMP provides: “The design of each building approved under this Master Plan shall be stylistically consistent with the design of the existing structures on the Harborview campus and shall be reviewed and approved by the CAC.”

These Council conditions shall be integrated into the Proposed Project’s design and operations.

No view obstruction is anticipated from the public places identified in the SEPA Policies for public view protection. The Proposed Project would affect some cross-site private views from residential dwellings and office buildings located proximate to the project site. However, these private views are not protected by the City’s SEPA Policies. As such, no mitigation measures are proposed.

SIGNIFICANT UNAVOIDABLE IMPACTS

No significant adverse impacts to public views are anticipated as part of the Proposed Project. Some impacts may result to private views, which are not protected under the City’s SEPA Policies.

F. SHADOW, LIGHT AND GLARE

EIS

The Harborview Medical Center EIS states that the principal sources of light in the Harborview area are streetlights, car headlights and lighting from nearby Interstate-5, building lighting and security lighting. Due to its 24-hour operation, Harborview was acknowledged to generate continuous building and site lighting. The Harborview Medical Center EIS found that there were no unusually bright sources of light or extraordinary levels of illumination/glare. The Harborview Medical Center EIS found no probable significant light and glare impacts that cannot be mitigated.

Regarding shadows/glare, the Harborview Medical Center EIS did not identify any buildings on the Harborview campus or vicinity that have highly reflective surfaces, mirrored glass or other glare causing material. The topography of the area and solar exposure did not present unusual conditions. The Harborview Medical Center EIS shadow study (**Figure 16**) is incorporated by reference here. Regarding the Planned Project open space at present Harborview Hall site, the EIS found the usability of the proposed open space may be affected by shadows from tall buildings.

EIS ADDENDUM – PROJECT IMPACTS

The Proposed Project will include possible, but limited light and glare impacts to the immediate vicinity. The increased building mass along Terry Avenue from the 7-story buttress addition

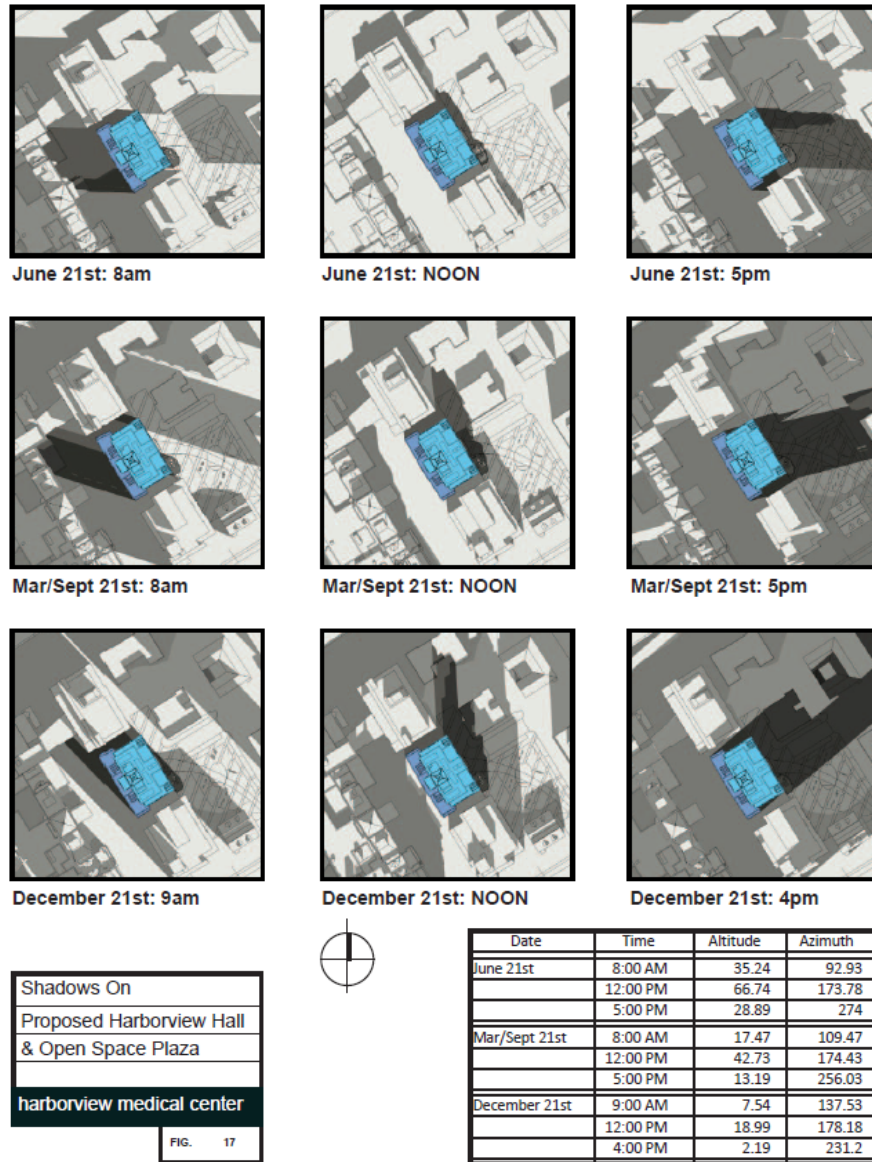
may increase exposure to light and glare. However, the amount and level (intensity) of glare impacts are not expected to be significant due to the proposed institutional use; the impacts are similar to the existing conditions with nighttime illumination of Harborview Hall and the campus. Potential impacts can be mitigated.

The Harborview Hall Adaptive Reuse development does not include highly reflective materials. Building materials will include glazing consistent with high rise development, but is not expected to create any significant light and glare impacts.

Lighting levels along the Ninth Avenue, Terry Avenue and the open space plaza may increase. The Proposed Project planned lighting, landscaping, streetscape improvements and pavers will would contribute to improved visibility and pedestrian public safety.

The Proposed Project open space location along Terry Avenue improves potential solar exposure for peak use periods, which are assumed to be mid-day in the spring – summer. The Harborview Medical Center EIS acknowledged the Planned Project location for the open space “campus heart” on the end of Terrace Avenue would be affected by the taller surrounding buildings during this peak period. The Proposed Project improves the usability of the proposed open space by relocating away from shadows cast by the Norm Maleng, Center Wing and Research and Training Buildings.

Figure 17



A shadow analysis of the Proposed Project in comparison to existing conditions was completed. The key times considered were the Vernal/Autumnal Equinox (March/September 21) and the Summer Solstice (June 21). The Winter Solstice (December 21) was considered for comparison.

The analysis provided in **Figure 17** demonstrated that the Proposed Project's permanent open space would be at least partially shadowed year-round. The shadowing is least at mid-date in the spring and summer when the sun is high and the shadows cast from buildings are the shortest. The southern portion of the open space closer to the Fire House would have the best solar exposure.

Notably, the proposed open space provides improved solar exposure over the "campus heart" design included in the Harborview Medical Center EIS. Compare **Figure 16** with **Figure 17**.

POTENTIAL MITIGATION MEASURES

The City's SEPA Policies lack authority to mitigate shadow impacts. However, the Proposed Project improves the likely usability of the proposed open space along Terry Avenue by relocating away from the shadows of the existing structures to the south and west of a Harborview Hall site.

City Council condition #18 to the adopted Harborview MIMP provides: "Exterior lighting fixtures shall be shielded or directed away from adjacent residential uses."

City Council condition #19 to the adopted Harborview MIMP provides: "Lighting poles shall be located away from and/or at heights compatible with residential development, to the extent feasible."

City Council condition #20 to the adopted Harborview MIMP states: "Screening and shading devices shall be installed to reduce or eliminate spillover lighting, particularly from across from sensitive residential receivers, to the extent possible."

City Council condition #21 to the adopted Harborview MIMP provides: "Glass and building materials shall be used that are not highly reflective to avoid creating glare."

City Council condition #22 to the adopted Harborview MIMP provides: "Building façades shall be designed with wall and glazing articulation and recesses to avoid large expanses of uniform surfaces. Spandrels, mullions and architectural detailing could lessen the effect of reflective glare from both artificial and natural light."

City Council condition #23 to the adopted Harborview MIMP provides: "Landscaping shall be included to diffuse and obscure light and glare impacts."

City Council condition #24 to the adopted Harborview MIMP provides: "To avoid having buildings shade landscaped open spaces, solar exposure and potential adjacent building sun blockages shall be considered in the design of all the proposed campus open spaces."

These Council conditions shall be integrated into the Proposed Project's design and operations.

SIGNIFICANT UNAVOIDABLE IMPACTS

As conditioned in the Harborview MIMP, no significant impacts relative to light, glare and shadows are anticipated as a result of the Harborview Hall Adaptive Reuse development.

G. HISTORICAL RESOURCES

EIS

According to the Harborview Medical Center EIS, there are three designated City Landmarks buildings in the vicinity of the Proposed Project. Fire Station #3 is located south of the Proposed Project site, adjacent to the proposed open space area. The U.S. Assay House/German House (also on the National Registry) is located to the north of the Harborview campus at 613 Ninth Avenue. Finally, the Trinity Parish Episcopal Church is located north of the campus at 609 Eighth Avenue.

The Harborview Medical Center EIS found no significant adverse impacts will occur to the nearby landmark structures. Fire Station #3 was proposed to be maintained; the analysis indicated that the setting will be changed to the extent of the adjacent 7-story Potential Project was developed.

EIS ADDENDUM – PROJECT IMPACTS

Following the City's adoption of the Harborview MIMP, the City's Landmarks Preservation Board (Board) took action on two structures on the Harborview campus, including the site of the Proposed Project – Harborview Hall – as well as the East Hospital (Center Wing) at 325 Ninth Avenue.

On September 16, 2009, the Board approved the Landmark designation of the East Hospital (former Center Wing). However, the Board denied the Landmark designation of Harborview Hall. The Board majority found that Harborview Hall did not meet any of the designation criteria.²⁸ Accordingly, Harborview Hall is ineligible for landmark nomination for five years from the date of the termination without the written consent of the County; this expiration is September 16, 2014.

The County concluded that the preservation and adaptive reuse of Harborview Hall was an economically and environmentally preferable choice compared to the demolition of the structure.²⁹

There are two designated Landmarks within the immediate proximity of the Proposed Project: (1) Fire Station #3; and (2) the East Hospital (Center Wing).

The Proposed Project is located on Ninth Avenue across from Harborview Medical Center and does not block existing public views of the designated Landmarks from the existing right-of-way.

²⁸ See SMC 25.12.350.

²⁹ Harborview Hall Adaptive Re-use Update, KING COUNTY FACILITIES MANAGEMENT DIVISION, <http://kingcounty.gov/operations/FacilitiesManagement/currentProjects/HarborviewAdaptiveReuse.aspx> (last visited June 12, 2014).

Regarding the Fire Station #3, the Proposed Project improves views from the public right-of-way by the demolition of the existing one-story structure on Terry Avenue that impedes views from the north. The Proposed Project envisions redevelopment of the Engineering Services Building as an open space/plaza area, which will improve the public views of the Fire Station #3 from the north.

POTENTIAL MITIGATION MEASURES

City Council condition #31 for the adopted Harborview MIMP provides: “Compliance with the Landmarks Preservation Ordinance (SMC 25.12) will constitute compliance with the SEPA Landmarks Policy. Nothing in this Master Plan approval shall be construed as prejudging or superseding the landmark review process as specified in the Landmarks Preservation Ordinance or diminishing the Landmarks Board’s role in that process.”

The City’s Department of Neighborhoods Landmarks Board staff has reviewed the Proposed Project’s potential impacts to adjacent and proximate landmark buildings and has determined that there are no significant impacts relative to landmark structures. Thus, no mitigation is necessary. Please see Appendix B for the Landmarks Board staff letter regarding the historical resources review of the Proposed Project. Additionally, the Harborview Hall Adaptive Reuse development façade has been designed to be respectful to the adjacent Harborview campus and neighborhood.

SIGNIFICANT UNAVOIDABLE IMPACTS

No significant impacts relative to the proximate landmarked structures are anticipated as a result of the Harborview Hall Adaptive Reuse development.

H. TRANSPORTATION/PARKING

EIS

The Harborview Medical Center EIS assessed the direct, indirect and aggregate impacts of the Planned and Potential Projects and alternatives as they relate to the general transportation system, including traffic operations, pedestrian facilities, traffic safety, circulation systems and parking.

In relation to parking demand, the Harborview Medical Center EIS figures that the future with-Planned and Potential Project demand was calculated based on project hourly trip generation characteristics of hospital staff and non-staff members.³⁰ It was determined that future demand would exceed future supply and that the peak demand would occur between 1:00-2:00 PM. However, the future parking shortfall would be four hours less than the existing shortfall.³¹ The peak future parking demand would be approximately 2,210 vehicles. Overall, the Harborview Medical Center EIS determined this deficit would be less than one-quarter of the deficit that

³⁰ Harborview Medical Center EIS, pg. 180-181, Table 47.

³¹ *Id.*

would exist under the Future Without-Master Plan scenario. Increases in the use of alternative transportation modes resulting from the Harborview Transportation Management Program (TMP) would reduce the parking deficit.

The Harborview Medical Center EIS noted that the traffic and parking demand impacts under the Increased Height/Increased Intensity Alternative would be the same as the original Proposed Action since the total amount of development and parking garage locations would be the same.³²

EIS ADDENDUM – PROJECT IMPACTS

A Traffic Impact Analysis (TIA) (located at Appendix C to this Addendum) was prepared for the Harborview Hall Adaptive Reuse development. The TIA is on-file with DPD as a component of the MUP Project File (MUP No. 3016021).

The TIA evaluates traffic impacts regarding access/circulation and parking demand. **Table 4.**

Table 4 Comparison of Approved Harborview Medical Center MIMP and Proposed Project Characteristics

Characteristic	Approved MIMP ¹	Development to Date ²	Remaining Development Potential
Development Area	Existing: 1.336 million sf New: 803,875 sf Total: 2.1 million sf	New: 434,380 sf Total: 1.770 million sf	New: 369,495 sf
Parking Supply	New: +1,000 spaces Displaced: -208 spaces Total New: 792 spaces	New: +1,000 spaces Displaced: -208 spaces Total New: 792 spaces	All spaces assumed in the approved master plan have been constructed
Access for Harborview Hall	<ul style="list-style-type: none"> Proposed Access via the alley along Jefferson Street between 9th Avenue and Terry Avenue. Possible access at entrance along Terry Avenue at Terrace Street 	<ul style="list-style-type: none"> No Changes 	<ul style="list-style-type: none"> No changes anticipated.

Notes: sf = square-feet

1. Based on the *Harborview Medical Center Final Environment Impact Statement (FEIS)*, November 12, 1999.

2. *Addendum to the Harborview Medical Center Major Institution Master Plan FEIS for the Inpatient Expansion Building (IEB) and Seismic Upgrade and Ninth & Jefferson Building (NJB)*, September 22, 2003.

Regarding access/circulation, the Proposed Project will include a secure patient delivery area for trucks and vans to transport patients to the site. The secure patient delivery area supports and facilitates the controlled, safe transfer of patients with potential medical and/or mobility impairments. The secure patient delivery area would be accessed via Terrace Street. The volume of secure patient deliveries is expected to be four to eight vehicles per day. The Harborview Medical Center EIS evaluated the Proposed Project site as a possible access location for an underground parking garage (Plaza Garage).³³ This evaluated alternative results in substantially more intensive circulation and access impact than the Proposed Project. Traffic

³² Harborview Medical Center EIS, pg. 183.

³³ See Harborview Medical Center EIS, pg. 175 and Figure 35.

associated with Proposed Project users would utilize the existing garage access locations and parking stalls previously constructed pursuant to the approved MIMP.

Equipment, material and supply deliveries would occur at the existing loading facility at other Harborview campus locations (e.g., the Research and Training Building loading dock located directly adjacent to the Proposed Project site, Ninth & Jefferson Building and/or the West Campus loading docks), consistent with existing practice. The deliveries would then be transported manually to the Proposed Project by existing tunnels which connect the Harborview campus.

Regarding parking, the Proposed Project does not include a change in parking. All Harborview Medical Center campus parking supply anticipated in the Harborview MIMP to support the medical institution use has been provide in the build-out, including the increase of 130 underground parking stalls provided with the Ninth & Jefferson Building as approved in 2003.³⁴ The overall parking count does not change, so there will be no noticeable change to parking impacts as described in the Harborview Medical Center EIS.

The proposed Harborview Hall Adaptive Reuse development is within the range of transportation impacts evaluated as part of the Harborview Medical Center EIS projects and alternatives.

POTENTIAL MITIGATION MEASURES

City Council condition #34 for the adopted Harborview MIMP provides: “Harborview shall comply with the terms of the Transportation Management Program (TMP) to reduce the number of Harborview commuter trips in employee single occupancy vehicles to forty-five percent (45%) of the total number of weekday, day shift commuter trips. Enhancements shall be proposed to the Harborview’s TMP that would likely result in additional reductions in the employees’ use of single-occupant vehicles for commuting. The TMP identifies strategies and actions that are intended to reduce parking and traffic demands associated with projected growth at the Harborview campus. The proposed TMP is described in the Major Institution Master Plan document with the following elements: a building transportation coordinator, periodic promotional events, commuter information centers, ride-matching service coordination, parking fees, carpool/vanpool subsidy, carpool/vanpool preferential parking, transit pass subsidy, University of Washington Health Sciences Shuttle Services, First Hill Express, bicycle racks and lockers, motorcycle parking spaces, residential parking zones, guaranteed ride home, telecommuting, pedestrian access, evaluation criteria and annual reporting.”

SIGNIFICANT UNAVOIDABLE IMPACTS

As conditioned in the Harborview MIMP, no significant impacts relative to transportation access/circulation or parking are anticipated as a result of the Harborview Hall Adaptive Reuse development.

³⁴ See Addendum to the Harborview Medical Center Final Environmental Impact State for Inpatient Expansion Building (IEB) and Seismic Upgrade and Ninth & Jefferson Building (NJB), September 22, 2003, at pg. 6.

I. SHORT-TERM CONSTRUCTION IMPACTS

EIS

This section of the EIS Addendum provides additional detailed analysis of possible short-term construction impacts associated with the Proposed Project, specifically relating to earth, air quality, noise, and transportation/parking. With respect to each of the elements discussed below, construction impacts of the proposed Harborview Hall Adaptive Reuse development are substantially similar to those evaluated as a component of the Harborview Medical Center EIS.

EIS ADDENDUM

The Harborview Hall Adaptive Reuse development is located on the mid-block of Ninth Avenue between Jefferson Street and Alder Street in the First Hill neighborhood of the City of Seattle.

The Proposed Project is the adaptive re-use of the existing 11-story Harborview Hall and the construction of a 7-story infill addition to the eastern façade of Harborview Hall. The Proposed Project will include the demolition of a portion of the existing Harborview Hall structure (50,375 sf.), construction of a 7-story buttress addition (115,625 sf.), demolition of the 6,000 sf. Engineering Services building, 21,000 sf. of landscaped open space along Terry Avenue between Terrace Street and Alder Street and 9,000 cu. yds. of grading.

The Proposed Project does not include a change in parking. All Harborview Medical Center campus parking supply anticipated in the Harborview MIMP to support the medical institution use has been provide in the build-out, including the increase of 130 underground parking stalls provided with the Ninth & Jefferson Building as studied in an Addendum approved in 2003.³⁵

The Harborview Hall Adaptive Reuse development is located within the urbanized First Hill neighborhood. In terms of the surrounding neighborhood, the adjacent land use is primarily institutional with areas of residential to the north, northeast and southeast. Construction activity from the Proposed Project would be noticeable to some of the adjacent land uses. The following evaluates the potential construction-related impacts in terms of short-term noise/vibration, air quality and transportation related impacts.

1. Earth – Short Term

EIS ADDENDUM – PROJECT IMPACTS

The Proposed Project demolition and site preparation, including grading and excavation, would impact the Harborview campus area. It is estimated the Proposed Project will require the removal of approximately 13,750 cu. yds. of material, including an estimated 9,000 cu. yds. of grading.

³⁵ See Addendum to the Harborview Medical Center Final Environmental Impact State for Inpatient Expansion Building (IEB) and Seismic Upgrade and Ninth & Jefferson Building (NJB), September 22, 2003, at pg. 6.

Materials would be removed by truck to an approved disposal site, to be determined. There would be minor, short-term disruption of traffic by trucks and equipment and dust/mud on street impacts.

The proposed Harborview Hall Adaptive Reuse development is within the range of actions and short-term construction impacts related to demolition and excavation evaluated as part of the Harborview Medical Center EIS.

POTENTIAL MITIGATION MEASURES

The City Council imposed short-term construction conditions in the Harborview MIMP, including:

Prior to Commencement of any Demolition or Construction

- Condition #52: “The excavation contractor shall provide a truck management plan to SeaTran Permit office (predecessor to the Seattle Department of Transportation (SDOT)) for approval and identify demolition and excavation disposal sites.”

For the life of the Project

- Condition #63: “Harborview shall consider the input of the standing committee on future proposed projects once those projects are detailed. Additional SEPA review, whether through addenda, checklists, or supplemental EIS’s may be required for individual projects as determined appropriate by the DCLU (predecessor to DPD) Director, depending on whether the scope of anticipated impacts exceeds those described in the FEIS, and whether the adopted mitigation is deemed adequate. Proposed developments not reviewed at the project level in the FEIS shall require additional environmental review at the time of application for Master Use and/or building permit. Additional environmental review may also be required for those proposed developments, which were reviewed at the project level in the FEIS if there are changes to the preferred or alternative building sites, programs or designs, which in the judgment of the Director of DCLU would result in substantially different environmental impacts than are described in the FEIS. This information may be provided as addendum(s) to the FEIS, unless the DCLU Direct determines that supplemental EIS(s) are necessary.”

SIGNIFICANT UNAVOIDABLE IMPACTS

The Proposed Project will have construction-related impacts related to demolition and excavation that are unavoidable due to the nature of the construction. However, with the proposed mitigation and given the anticipated duration, none of these temporary construction-related impacts are considered to be significant.

2. Air Quality – Short Term

EIS ADDENDUM – PROJECT IMPACTS

The Proposed Project construction will likely generate emissions as a result of the fugitive dust from the demolition activities associated with earthmoving and from vehicular/equipment traffic.

Residential uses in the vicinity of the Harborview Hall Adaptive Reuse Development are the most sensitive land uses to this particulate matter, specifically the apartments to the north and northeast.

The primary type of pollutants during the construction of the Proposed Project would be the particulates and hydrocarbons from the gasoline and/or diesel-powered machinery used for demolition, excavation and construction. Such emissions would be temporary in nature and localized to the immediate vicinity of the Proposed Project construction activity.

Also, the trucks transporting excavated earth and/or construction materials would emit carbon monoxide and hydrocarbons along truck routes used by the construction vehicles. No construction activity or off-site construction-related truck movements are expected to cause violations of the applicable ambient air quality standards.

The proposed Harborview Hall Adaptive Reuse development is within the range of actions and short-term construction impacts related to air quality evaluated as part of the Harborview Medical Center EIS.

POTENTIAL MITIGATION MEASURES

The Proposed Project construction will adhere to the Puget Sound Clean Air Agency's (PSCAA) regulations regarding demolition activity and fugitive dust emissions, including the following:

- Wetting of exposed soils;
- Covering or wetting of transported earth materials;
- Washing of truck tires and undercarriages prior to travelling on public streets; and
- Prompt cleanup of any materials tracked or spilled onto public streets.

SIGNIFICANT UNAVOIDABLE IMPACTS

The Proposed Project will have certain construction-related air-quality impacts that are unavoidable due to the nature of the construction. However, with the proposed mitigation and given the anticipated duration, none of these temporary construction-related impacts are considered to be significant.

3. Noise/Vibration – Short Term

EIS ADDENDUM – PROJECT IMPACTS

Due to the nature of the planned construction related activity, the Proposed Project would result in an increase in the levels of sound and vibration within the project vicinity as well as the streets used by construction vehicles entering/exiting the site. The City's Noise Ordinance standards for construction would be enforced during the project and regulate any noise generated by the associated construction activities.³⁶ **Table 5** depicts the average noise levels associated with various construction equipment typically used on a project site. The increase in sound levels associated with the Proposed Project would be contingent on the type and period of equipment used as well as its vicinity to the property line.

The proposed Harborview Hall Adaptive Reuse development is within the range of actions and short-term construction impacts related to noise/vibration evaluated as part of the Harborview Medical Center EIS.

Table 5
Construction Equipment Noise Emission Levels³⁷

Equipment	Average Noise Level (dBA) 50 ft. from source
Air compressor	81
Backhoe	80
Compactor	82
Concrete pump	82
Dozer	85
Generator	81
Jack hammer	88
Pump	74
Saw	76

Construction related noise would be temporary and could result in brief impacts including irritation and speech interference. **Table 6**, below, provides a list of sound levels to be used for comparison against the noise levels listed above in **Table 5**.

Table 6
Common Sounds and their DBA Levels³⁸

Source	Average Noise Level (dBA)
Rocket launching pad	180
Jet plane	140
Gunshot blast	140

³⁶ SMC 25.08.425.

³⁷ EPA, 1971; Barnes et al., 1976.

³⁸ EPA, 1972; EPA 1976.

Riveting steel tank	130
Automobile horn	120
Sandblasting	112
Woodworking shop	100
Punch press	100
Pneumatic drill	100
Boiler shop	100
Hydraulic press	100
Car manufacturing plant	100
Subway	90
Average factory	80-90
Noisy restaurant	80
Busy traffic	75
Conversational speech	66
Average home	50
Quite office	40
Soft whisper	30

POTENTIAL MITIGATION MEASURES

The City's Noise Ordinance objective standards (allowed hours and noise levels) for construction will be enforced for the Proposed Project.³⁹ The Noise Ordinance uses zoning to determine noise levels for construction. Whether the use is commercial or residential, the underlying zone determines the objective decibel limit for construction noise.

The Proposed Project shall be subject to the City's Noise Ordinance scheduling regulations. By limiting most construction-related activities to the standard construction hours established by the Noise Ordinance (7 a.m. to 10 p.m. on weekdays; 9 a.m. to 10 p.m. weekends and legal holidays), disturbances can be reduced.⁴⁰ The Proposed Project shall include specific mitigation measures, such as the ones discussed below, to minimize all noise and construction related impacts.

The Harborview MIMP imposed SEPA impact short-term construction conditions relative to noise. These conditions are applicable to the Proposed Project and effectively address the anticipated impacts. The City imposed the following conditions:

During Construction

- Condition #55: "The following low impact noise will be permitted on Saturdays from 9:00 am to 5:00 pm. Requests to do work described below in the weekday evenings (6:00 pm to 8 pm) will be reviewed on a case-by-case basis. DCLU (DPD) approval is required prior to any such occurrence.

³⁹ SMC 25.08.425.

⁴⁰ SMC 25.08.425.A.2.

All work on-site shall be fully supervised by Harborview or King County on-site construction personnel who will ensure that Saturday construction is of a non-noisy nature and report back to the Land Use Planner with written confirmation of agreement to the construction hours of the subcontractors. Periodic monitoring of work activity and noise levels will be conducted by DCLU (DPD) construction inspectors.

Surveying and layout. This requires no noise generating equipment and requires two or three people walking around the project.

Stocking with crane. The crane is electric and requires four people to work with the crane.

Other ancillary tasks. This includes: site security; surveillance; and monitoring and maintenance of weather protection; water dams; and heating equipment.

Concrete work. This includes finishing and setting.”

- Condition #56: “Critical quiet construction activities, which are of an emergency nature that are related to issues of safety, or which could substantially shorten the total construction time-frame if done after the regulation construction crew has left, will be allowed. In order to accommodate the needs of the Hospital and ensure that the construction activities will not have adverse impacts on the nearby residential uses, request to extend the hours of construction on weekdays from 6:00 pm to 8:00 pm shall be reviewed on a case-by-case basis and approved by DCLU (DPD) prior to each occurrence. Periodic monitoring of work activity and noise monitoring will be conducted by DCLU (DPD) construction inspectors.”
- Condition #57: “Quiet non-construction activities that can be done at any time such as, but not limited to, site security, surveillance, monitoring of weather protection, checking tarps, surveying, and walk on and around the site and structure will not be limited by the conditions imposed above or below.”
- Condition #58: “In addition to the Noise Ordinance requirements to reduce the noise impacts of construction on nearby properties, all demolition, grading, and construction activities shall be limited to non-holiday weekdays between 7:30 am and 6:00 pm. After each floor of the building is enclosed with exterior walls and windows, interior construction on individual enclosed floors can be done at other times with the written approval of the Land Use Planner and the Director of Construction Inspections of DCLU (DPD).”
- Condition #59: “Equipment shall be employed on-site that is as quiet as feasible for the work to be performed.”
- Condition #60: “Nearby residents shall be advised of the construction schedule, the construction process and Harborview must provide a contact person to address construction-related problems, such as noise impacts.”

- Condition #61: “Construction schedules shall be coordinated with nearby on-campus research activities, allowing the opportunity to reschedule research or construction activities if a conflict arises.”
- Condition #62: “Whenever practical, rubber-tire equipment shall be used instead of equipment with metal tracks. Muffler shall be provided and maintained for stationary engines. Construction personnel shall limit the extent of unnecessary equipment idling. Air compressors shall be utilized with silencing packages. Preference shall be given to electrically-driven and hydraulically-driven equipment in place of diesel or pneumatic equipment.”

SIGNIFICANT UNAVOIDABLE IMPACTS

The Proposed Project will include certain construction-related noise and vibration impacts that are unavoidable due to the nature of the construction. However, with the proposed mitigation and given the anticipated duration, none of these temporary construction-related impacts are considered to be significant.

4. Transportation, Circulation and Access – Short Term

EIS ADDENDUM – PROJECT IMPACTS

Due to the nature of the planned construction related activity, the Proposed Project would result in an increase in the transportation and parking impacts within the project vicinity.

Vehicle trips generated by construction activity would include:

- Arrival and departure of construction workers.
- Delivery of construction materials.
- Delivery of construction equipment and vehicles.
- Delivery and removal of materials associated with demolition or grading.
- Removal of debris from demolition activity.

Construction worker trips as noted above generally occur before or right at the beginning of the morning or evening peak commute times. Generally, construction worker trips do not have a noticeable impact on peak hour traffic operations at adjacent streets and intersections because the relatively low number in comparison with overall traffic volumes in the vicinity of Harborview.

The remaining category of vehicle trips are associated with deliveries/truck trips. The majority of trips would be associated with demolition and excavation activities. Approximately 13,750 cu. yds. of excavation and demolition material would be removed from the site during construction of the Proposed Project. Based on a 22-cu. yds. capacity for a tandem truck, the Proposed Project would generate approximately 625 trips during construction. The number of truck trips daily would vary depending on the level of construction activity.

Due to the constricted Proposed Project site, temporary street closures may be likely at some stage in the construction process. Of the adjacent streets to the building sites that have the greatest potential for closure (e.g., Terrace Street and Terry Avenue), none are principal arterials. Therefore, temporary closures are not anticipated to have a significant impact on traffic operations.

Construction associated with the Proposed Project would generate temporary increases in parking demand, primarily due to the demand generated by construction workers.

POTENTIAL MITIGATION MEASURES

The Harborview MIMP imposed SEPA impact short-term construction conditions relative to noise. These conditions are applicable to the Proposed Project and effectively address the anticipated impacts. The City imposed the following conditions:

Prior to Commencement of any Demolition or Construction

- Condition #52: “The excavation contractor shall provide a truck management plan to SeaTran Permit office (SDOT) for approval and identify demolition and excavation disposal sites.”
- Condition #53: “In order to ensure that construction workers do not park on the street and do not usurp existing off-street parking on parking lots within Harborview’s primary impact area, Harborview shall prepare and distribute to all construction workers a flyer that includes: a map of the available parking lots, rates; the restriction on lots located outside the primary impact area identified in the Draft Environmental Impact Statement for Harborview’s Major Institution Master Plan; and explanation that construction workers must park outside the primary impact area, that no on-street parking by construction workers is allowed. Harborview shall require contractors to secure parking for their construction workers outside the primary impact area.”

During Construction

- Condition #54: “The flyer described in condition #53 shall be distributed to all current construction workers and any future workers hired.”

For the life of the Project

- Condition #63: “Harborview shall consider the input of the standing committee on future proposed projects once those projects are detailed. Additional SEPA review, whether through addenda, checklists, or supplemental EIS’s may be required for individual projects as determined appropriate by the DCLU (predecessor to DPD) Director, depending on whether the scope of anticipated impacts exceeds those described in the FEIS, and whether the adopted mitigation is deemed adequate. Proposed developments not reviewed at the project level in the FEIS shall require additional environmental review at the time of application for Master Use and/or building permit. Additional environmental review may also be required for those proposed developments, which were reviewed at the project level in the FEIS if there are changes to the preferred or alternative building sites, programs or designs, which in the judgment of the Director of

DCLU would result in substantially different environmental impacts than are described in the FEIS. This information may be provided as addendum(s) to the FEIS, unless the DCLU Direct determines that supplemental EIS(s) are necessary.”

SIGNIFICANT UNAVOIDABLE IMPACTS

The Proposed Project will have certain construction-related transportation circulation and parking impacts that are unavoidable due to the nature of the construction. Occasional and/or temporary street closures on non-arterial streets may inconvenience pedestrians and hamper traffic flow. However, with the proposed mitigation and given the anticipated duration, none of these temporary construction-related impacts are considered to be significant.

APPENDIX A

Notification List per Harborview Medical Center EIS List

APPENDIX A.

Notification List Updated from the Original Harborview EIS List

FEDERAL AGENCIES

EPA
OFFICE OF ENVIRONMENTAL ASSESSMENT
1200 6TH AVENUE SUITE 900
SEATTLE WA 98101

ECONOMIC DEVELOPMENT ADMINISTRATION
US DEPT. OF COMMERCE
915 2ND AVENUE, ROOM 1890
SEATTLE WA 98174

HUD
ENVIRONMENTAL OFFICER
SEATTLE FEDERAL OFFICE BUILDING
909 1ST AVENUE SUITE 200
SEATTLE WA 98104-1000

FEDERAL AVIATION ADMINISTRATION
REGIONAL OFFICE
1601 LINDE AVE SW
RENTON WA 98055-4056

UNITED INDIANS OF ALL TRIBES
DISCOVER PARK
P.O. BOX 99100
SEATTLE WA 98139

US BUREAU OF INDIAN AFFAIRS
NW REGIONAL OFFICE
911 NE 11TH AVE
PORTLAND OR 97232

US GEOLOGICAL SURVEY
WESTERN REGIONAL OFFICES
909 1ST AVENUE 8TH FLOOR
SEATTLE WA 98104

STATE AGENCIES

OFFICE OF THE GOVERNOR
P.O. BOX 40002
OLYMPIA, WA 98504

DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW SECTION
P.O. BOX 47600
OLYMPIA, WA 98504-7600

DEPARTMENT OF HEALTH
OFFICE OF PROGRAM SERVICES
P.O. BOX 47890
OLYMPIA, WA 98507-7890

WSDOT
310 MAPLE PARK AVENUE SE
P.O. BOX 47300
SEATTLE WA 98504-7300

STATE HISTORIC PRESERVATION OFFICER
P.O. BOX 48343
1063 SOUTH CAPITOL WAY SUITE 106
OLYMPIA, WA 98504-8343

DEPARTMENT OF NATURAL RESOURCES
P.O. BOX 47000
1111 WASHINGTON ST. SE
OLYMPIA WA 98504-7000

UNIVERSITY OF WASHINGTON
CAPITAL PROJECTS OFFICE
BOX 352205
SEATTLE, WA 98504-2205

UNIVERSITY OF WASHINGTON
SCHOOL OF MEDICINE
ATTN: JOHNESE SPISSO, CHIEF HEALTH SYSTEMS
BOX 359717
SEATTLE, WA 98195

REGIONAL AGENCIES

SOUND TRANSIT
DIRECTOR
401 SOUTH JACKSON ST.
SEATTLE, WA 98104

PUGET SOUND AIR POLLUTION CONTROL AGENCY
110 UNION ST., SUITE 500
SEATTLE, WA 98101

PUGET SOUND REGIONAL COUNCIL OF GOVERNMENTS
DIRECTOR OF GOVERNMENT RELATIONS
1011 WESTERN AVENUE SUITE 500
SEATTLE, WA 98104

KING COUNTY

KING COUNTY EXECUTIVE OFFICE
ATTN: SUNG YANG, CHIEF OF STAFF
400 5TH AVE, SUITE 800
SEATTLE, WA 98104

HARBORVIEW MEDICAL CENTER
ATTN: ELISE CHAYET
325 9TH AVENUE
SEATTLE, WA 98104

PERMITTING AND ENVIRONMENTAL REVIEW
KING COUNTY
35050 SE DOUGLAS ST. SUITE 210
SNOQUALMIE, WA 98065

APPENDIX A.

Notification List Updated from the Original Harborview EIS List

KING COUNTY WATER AND LAND DIVISION
MARK ISSACSON, DIRECTOR
201 SOUTH JACKSON
SEATTLE WA 98104

KING COUNTY DNRP
CHRISTIE TRUE, DIRECTOR
KING STREET CENTER, SUITE 700
201 SOUTH JACKSON
SEATTLE WA 98104

KING COUNTY ROADS SERVICES DIVISION
BRENDA BAUER, DIRECTOR
KING STREET CENTER
201 SOUTH JACKSON STREET
SEATTLE WA 98104

CITY OF SEATTLE

SEATTLE CITY LIGHT
P.O. Box 34023
700 5TH AVENUE SUITE 3300
SEATTLE, WA 98124

SEATTLE TRANSPORTATION DEPT.
ATTN: CONSTRUCTION AND DEVELOPMENT
P.O. Box 34996
700 5TH AVENUE SUITE 3800
SEATTLE, WA 98124-4996

SEATTLE PUBLIC UTILITIES SUPERINTENDENT
P.O. Box 34018
700 5TH AVE SUITE 4900
SEATTLE, WA 98124-4018

SEATTLE POLICE DEPARTMENT CHIEF
610 5TH AVENUE
P.O. Box 34986
SEATTLE WA 98124-4986

SEATTLE FIRE DEPARTMENT
301 2ND AVENUE SOUTH
SEATTLE WA 98104

SEATTLE PARKS SUPERINTENDENT
100 DEXTER AVENUE NORTH
SEATTLE, WA 98109

DEPARTMENT OF NEIGHBORHOODS
P.O. Box 94649
SEATTLE WA 98124-4649

MAYOR'S OFFICE
EXECUTIVE BRANCH CITY BUDGET
P.O. Box 94747
SEATTLE, WA 98124-4747

SEATTLE CITY COUNCIL
P.O. Box 34025
SEATTLE, WA 98104

OFFICE OF SUSTAINABILITY AND ENVIRONMENT
P.O. Box 94729
SEATTLE WA 98124-4729

OFFICE OF HOUSING
P.O. Box 94725
SEATTLE WA 98124-4725

DEPARTMENT OF HUMAN SERVICES
P.O. Box 34215
SEATTLE WA 98124-4215
HEALTH DEPARTMENT OF SEATTLE & KING COUNTY
401 5TH AVENUE #1300
SEATTLE WA 98104

DEPARTMENT OF PLANNING AND DEVELOPMENT
P.O. Box 34019
700 5TH AVENUE #2000
SEATTLE WA 98124-4019

SEATTLE PLANNING COMMISSION
P.O. Box 34019
700 5TH AVENUE #2000
SEATTLE WA 98124-4019

SEATTLE DESIGN COMMISSION
P.O. Box 34019
700 5TH AVENUE #2000
SEATTLE WA 98124-4019

LIBRARIES

SEATTLE MAIN LIBRARY
DOCUMENTS DEPARTMENT
1000 4TH AVENUE
SEATTLE WA 98104

SEATTLE PUBLIC LIBRARY
HENRY BRANCH
425 HARVARD AVE. E.
SEATTLE WA 98102

SEATTLE PUBLIC LIBRARY
DOUGLASS-TRUTH BRANCH
2300 E. YESLER WAY
SEATTLE WA 98122

SEATTLE PUBLIC LIBRARY
UNIVERSITY BRANCH
12755 GREENWOOD AVE NORTH
SEATTLE, WA 98133

APPENDIX A.

Notification List Updated from the Original Harborview EIS List

SEATTLE PUBLIC LIBRARY
GREENLAKE BRANCH
7364 GREENWOOD AVENUE NORTH
SEATTLE, WA 98133

WASHINGTON STATE LIBRARY
OLYMPIA, WA 98504

NEWSPAPERS

SEATTLE DAILY JOURNAL OF COMMERCE
P.O. Box 11050
SEATTLE WA 98111

THE SEATTLE TIMES
P.O. Box 70
SEATTLE WA 98111

SEATTLE WEEKLY
1008 WESTERN AVE. SUITE 300
SEATTLE WA 98104

ORGANIZATIONS

ALLIED ARTS OF SEATTLE
107 SOUTH MAIN STREET
SEATTLE WA 98104

LEAGUE OF WOMEN VOTERS
LAND USE CHAIR
1401 18TH AVENUE
SEATTLE WA 98122

HARBORVIEW CITIZENS ADVISORY COMMITTEE
ATTN: DEPT. OF NEIGHBORHOODS/STEVE SHEPARD
P.O. Box 94649
SEATTLE WA 98124-4649

FIRST HILL IMPROVEMENT ASSOCIATION
1315 MADISON STREET #281
SEATTLE, WA 98104

DOWNTOWN SEATTLE ASSOCIATION
1809 7TH AVENUE SUITE 900
SEATTLE, WA 98101

GREATER SEATTLE CHAMBER OF COMMERCE
1301 5TH AVENUE SUITE 2500
SEATTLE, WA 98101

BROADVIEW EMERGENCY SHELTER
DIRECTOR
P.O. Box 31151
SEATTLE WA 98103

NEIGHBORS

JEFFERSON TERRACE
COMMUNITY MANAGER
800 JEFFERSON STREET
SEATTLE, WA 98104

JEFFERSON TERRACE
ADMINISTRATOR
800 JEFFERSON STREET
SEATTLE, WA 98104

HILLTOP HOUSE
RESIDENT COUNCIL PRESIDENT
1005 TERRACE STREET
SEATTLE, WA 98104

HILLTOP HOUSE
ADMINISTRATOR
1005 TERRACE STREET
SEATTLE, WA 98104

ST. JAMES CATHEDRAL
804 9TH AVENUE
SEATTLE, WA 98104

YESLER TERRACE COMMUNITY COUNCIL
815 YESLER WA
SEATTLE WA 98104

SEATTLE HOUSING AUTHORITY
ATTN: ANNE FISKE
P.O. Box 19028
SEATTLE, WA 98109

APPENDIX B

Landmarks Preservation Board Letter



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

September 22, 2009

LPB 475/09

Kathy Brown
King County Facilities Management Division
500 Fourth Avenue, Room 800
Seattle, WA 98104

Subject: Denial of Designation of Harborview Hall
326 Ninth Avenue

Dear Ms. Brown:

At the September 16, 2009 meeting of the City's Landmarks Preservation Board, the Board voted to deny the designation of Harborview Hall at 326 Ninth Avenue. The majority opinion to deny the designation was based on the finding that this property does not meet any of the designation standards of SMC 25.12.350.

Termination of Proceedings

SMC 2.12.850A states:

"In any case where a site, improvement or object is nominated for designation as a landmark site or landmark and thereafter the Board fails to approve such nominate or to adopt a report approving designation of such site, improvement or object, such proceeding shall terminate and no new proceeding under this ordinance may be commenced with respect to such site, improvement or object within five (5) years from the date of such termination without the written agreement of the owner."

This provision is applicable to these designation proceedings.

Issued: September 22, 2009

Sarah Sodt
Coordinator, Landmarks Preservation Board Coordinator

cc: Thomas Walsh, Foster Pepper LLP
Elise Chayet, Harborview Medical Center
Mimi Sheridan, Sheridan Consulting Group

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Diane Sugimura, DPD
Cheryl Mosteller, DPD
Ken Mar, DPD
Stephen Lee, LPB Chair

APPENDIX C
Transportation Impact Analysis

MEMORANDUM

Date:	April 18, 2014	TG:	13321.00
To:	Kathy Brown, King County		
From:	Mike Swenson and Stefanie Herzstein – Transpo Group		
cc:	Ian Morrison & Jack McCullough, McCullough Hill Leary		
Subject:	Harborview Medical Center – Harborview Hall Adaptive Reuse Transportation Review		

Harborview Medical Center is proposing an adaptive reuse of the existing Harborview Hall located along 9th Avenue midway between Alder Street and Jefferson Street. This memorandum provides a review of the transportation characteristics to determine if there would be additional transportation impacts of the proposal not already identified in the *Harborview Medical Center Final Environment Impact Statement* (FEIS), November 12, 1999 and subsequent *Addendum to the FEIS Harborview Medical Center Major Institution Master Plan Inpatient Expansion Building (IEB) and Seismic Upgrade and Ninth & Jefferson Building (NJB)*, September 22, 2003.

Approved Master Plan/Development to Date

Table 1 presents the elements of the approved Harborview Medical Center Major Institution Master Plan (Master Plan) that are a subject of this comparative analysis. It summarizes the development area, parking supply, and site access evaluated in the approved master plan. In addition, the incremental development that has occurred to date is presented and the remaining development potential calculated.

Table 1. Comparison of Approved Master Plan and Proposed Project Characteristics

Characteristic	Approved Master Plan ¹	Development to Date ²	Remaining Development Potential
Development Area	Existing: 1.336 million sf New: 803,875 sf Total: 2.1 million sf	New: 434,380 sf Total: 1.770 million sf	New: 369,495 sf
Parking Supply	New: +1,000 spaces Displaced: -208 spaces Total New: 792 spaces	New: +1,000 spaces Displaced: -208 spaces Total New: 792 spaces	All spaces assumed in the approved master plan have been constructed
Access for Harborview Hall	<ul style="list-style-type: none"> Proposed Access via the alley along Jefferson Street between 9th Avenue and Terry Avenue. Possible access at entrance along Terry Avenue at Terrace Street 	<ul style="list-style-type: none"> No Changes 	<ul style="list-style-type: none"> No changes anticipated.

Notes: sf = square-feet

1. Based on the *Harborview Medical Center Final Environment Impact Statement* (FEIS), November 12, 1999.

2. *Addendum to the FEIS Harborview Medical Center Major Institution Master Plan Inpatient Expansion Building (IEB) and Seismic Upgrade and Ninth & Jefferson Building (NJB)*, September 22, 2003.

As shown in Table 1, an additional 369,495 square-feet of medical office/hospital square footage can be developed within the bounds of the original Master Plan approval, after accounting for what has been developed since adoption of the Master Plan. With respect to the anticipated parking supply, the approved Master Plan identified a need of an additional 792 spaces to support the full campus build-out under the Master Plan. These additional stalls were constructed as part of

previous development phases, so no additional parking is required for the remaining 369,495 square-feet of development.

Harborview Hall Project Description

The existing Harborview Hall is a 95,900 square-foot building. It is located along 9th Avenue midway between Alder Street and Jefferson Street on the Harborview Medical Center campus. The proposed project constitutes an adaptive reuse of the building with 50,000 square-feet of the existing building reused and a 116,000 square-foot addition, resulting in a 166,000 square-foot building.

General parking associated with staff and patient visitors of the building would occur at the existing parking garages on-campus or existing parking off-campus. The proposal would include a secure patient delivery area for vans or trucks to transport patients. This patient delivery area would be accessed via Terrace Street at the back of the building. Equipment, material, and supply deliveries for Harborview Hall would occur at the existing loading facility at the building adjacent to Harborview Hall. The deliveries would then be transported manually to the building via tunnels. Smaller deliveries such as FedEx would occur along 9th Avenue consistent with current conditions.

The project would also decrease the size of the existing Harborview Hall Oxygen Tank farm, but the activity levels and function would be consistent with existing conditions. Liquid oxygen deliveries would continue to occur via Terrace Street to the oxygen tank located at the back of Harborview Hall. Deliveries occur once per week and last for approximately one-hour.

Table 2 provides a comparison between the approved master plan and the proposed project.

Characteristic	Approved Master Plan¹	Development to Date²	Remaining Development Potential	Proposed Project
Development Area	Existing: 1.336 million sf New: 803,875 sf Total: 2.1 million sf	New: 434,380 sf Total: 1.770 million sf	New: 369,495 sf	New: 116,000 sf Total: 1.937 million sf
Parking Supply	New: +1,000 spaces Displaced: -208 spaces Total New: 792 spaces	New: +1,000 spaces Displaced: -208 spaces Total New: 792 spaces	Total: 0 spaces	New: 0 spaces Total: 0 spaces
Access for Harborview Hall	<ul style="list-style-type: none"> Proposed Access via the alley along Jefferson Street between 9th Avenue and Terry Avenue. Possible access at entrance along Terry Avenue at Terrace Street 	<ul style="list-style-type: none"> No Changes 	<ul style="list-style-type: none"> No changes anticipated. 	<ul style="list-style-type: none"> Access via alley and Terrace Street consistent with approvals

Notes: sf = square-feet

1. Based on the Harborview Medical Center Final Environment Impact Statement (FEIS), November 12, 1999.

2. Addendum to the FEIS Harborview Medical Center Major Institution Master Plan Inpatient Expansion Building (IEB) and Seismic Upgrade and Ninth & Jefferson Building (NJB), September 22, 2003

Development Area

The total development approved with the Master Plan was 2.1 million square-feet. The total remaining development approved with the Master Plan is 369,495 square-feet. The proposed project includes 116,000 square-feet of new development for a total of 1.937 million square-feet,

which is less than the amount of development approved with the Master Plan. The remaining development potential after completion of the proposed project would be 147,774 square-feet of new development.

Parking Supply

The proposed project does not include development of any new patient or staff parking. All parking associated with the approved Master Plan has been constructed thus no additional parking to support this project is required.

Access/Circulation

Secure patient delivery access to the proposed project via Terrace Street is consistent with the approved Master Plan. Vehicles accessing the building would be related to patient transport. The volume of patient transport vehicles are expected to include four to eight vehicles per day. The approved Master Plan evaluated this location as a possible access to a parking garage, which would result in substantially more vehicular traffic than the proposal. Traffic associated with users of this building would utilize the existing parking structures around the campus.

As shown in the table and described above, the proposal is within the range of development proposed in the approved Master Plan including the size of the building, number of parking spaces, and access to and from the site. Given that the development falls within the approved master plan, it is anticipated that transportation impacts would be consistent with those identified in the FEIS and subsequent Addendum.